

AGENDA

COMMITTEE ON LANDS & BUILDINGS

November 21, 2005
Aldermen Thibault, Roy,
Gatsas, Osborne, Porter

Immediately Following Spcl. Cmte. on Solid Waste
Aldermanic Chambers
City Hall (3rd Floor)

1. Chairman Thibault calls the meeting to order.
2. The Clerk calls the roll.
3. Discussion regarding the sale of the Center of New Hampshire Parking Garage.
4. Communication from Paul J. Borek, Economic Development Director, regarding the Ash Street School property on Bridge Street.
(Note: The issue of the Ash Street School will be going before the School Board's Building & Sites Committee on 11/28/2005 with a recommendation anticipated to be before the full School Board on 12/12/2005.)
Gentlemen, what is your pleasure?
5. Communication from City Solicitor Clark enclosing a communication from the State of NH Department of Transportation requesting to purchase city land for the proposed Manchester Airport Access Road.
Gentlemen, what is your pleasure?
6. Communication from Richard Exline requesting the conveyance of Parcel "A" and termination of an access easement at 1832 Candia Road.
(Note: Attached please find an excerpt from the 8/29/2005 Lands and Buildings Committee meeting where this item was received and filed. Also, please find a communication from Ron Ludwig, Parks, Recreation & Cemetery Director.)
Gentlemen, what is your pleasure?

7. Communication from Thomas Bowen, Water Works Director, advising of a request from Dick Anagnost of Anagnost Companies, Inc. and Dick Dunfey of MHRA to purchase 16+/- acres of property at fair market value on Karatzas Avenue for the purpose of constructing additional "workforce housing".

(Note: Communications from Robert MacKenzie, Planning Director and Ron Ludwig, Parks & Recreation and Cemetery Director attached. The Committee voted on 8/29/2005 to authorize Water Works to enter into an agreement with Anagnost Companies and MHRA subject to both the Committee and the full Board finding the land surplus to City needs and agreeing on a purchase price.)

Gentlemen, what is your pleasure?

TABLED ITEMS

A motion is in order to remove any of the following items from the table for discussion.

8. Communication from Attorney Michael Kasten, on behalf of Steve and Anna Sacco, proposing to enter into a Boundary Line Agreement with the City for property located at West Shore Avenue and Bodwell Road abutting Crystal Lake.

(Note: Tabled 4/18/2005 pending review by Alderman DeVries.)

9. Discussion of area for dog park.

(Note: Tabled 4/18/2005 pending submission of formal layout for the dog park and lease agreement.)

10. Communication from Robert MacKenzie, Director of Planning, relative to the Blacksmith Shop on Second Street.

(Note: Tabled 11/15/2005 pending further review by the CIP Committee.)

11. Communication from Russel Johnson, PSNH, seeking authorization to place a padmount transformer and cement slab (8' x 8') approximately five (5) feet from the back of the Visitors Center at Veterans Park.

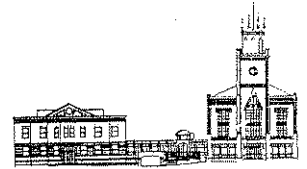
(Note: Tabled 7/19/2005 at the request of PSNH pending further discussions with Intown Manchester.)

12. Communication from Gerald Hebert, Sr., requesting to purchase Lots 246-3, 6 & 7 on Page Street between London and Bridge Streets.
(Note: Tabled 7/19/2005 pending additional information from the Board of Assessors and Planning Department.)
13. If there is no further business, a motion is in order to adjourn.



CITY OF MANCHESTER

Manchester Economic Development Office



November 9, 2005

Honorable Board of Mayor and Aldermen
C/o City Clerk
One City Hall Plaza
Manchester NH 03101

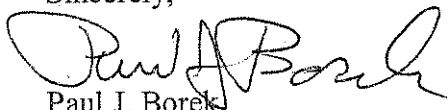
Honorable Members of the Board:

As you know, the Manchester School District has moved its headquarters from Ash Street School to the Millyards. In anticipation of the district returning the building to the City, discussions with Amoskeag Industries regarding the reuse of the property have been convened. The building was constructed by the City of Manchester. Reverter rights to the underlying land are held by Amoskeag Industries.

These discussions found that the highest and best use of this visible property along Bridge Street, a gateway arterial on the edge of the Downtown District, would be a landscaped, historic headquarters office facility. It was recommended that covenants requiring that the historic structure and grounds be enhanced and preserved be established. There appears to be private interest in this property for this use. To accomplish this purpose, the property could be marketed and sold competitively with the proceeds shared by the City of Manchester and Amoskeag Industries in accordance with their respective interest in the property. To this end, Amoskeag Industries is securing an appraisal for the parcel.

Further, it was suggested that the Manchester Development Corporation (MDC) might be equipped to market the property for private purchase and restoration and the MDC Board expressed an interest in doing so if requested by the Board of Mayor and Alderman (BMA). To date, the city has not received notice from the School District turning the building over to the City. We will keep the BMA apprised of actions and await the BMA's direction with regard to re-use of this property.

Sincerely,


Paul J. Borek
Director

IN BOARD OF MAYOR & ALDERMEN

DATE: November 15, 2005

ON MOTION OF ALD. Thibault

SECONDED BY ALD. DeVries

VOTED TO refer to the Committee on
Lands and Buildings.


CITY CLERK



**City of Manchester
Office of the City Solicitor**

One City Hall Plaza
Manchester, New Hampshire 03101
(603) 624-6523 Fax (603) 624-6528
TTY: 1-800-735-2964
Email: solicitor@ci.manchester.nh.us

Thomas R. Clark
City Solicitor

Thomas I. Arnold, III
Deputy City Solicitor

Daniel D. Muller, Jr.
~~Kenneth R. Bernard~~
Michele A. Battaglia
~~Marc van Zanten~~

November 9, 2005

Leo R. Bernier, City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Re: **Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512**
Manchester Airport Access Road
55,158-815

Dear Leo:

Enclosed please find a copy of a letter dated October 28, 2005, addressed to Joan Porter, Tax Collector from William Dusavitch, Right-of-Way Agent for the State Department of Transportation for referral to the aldermen for their consideration.

If you have any questions, please feel free to contact me.

Very truly yours,

Thomas R. Clark

Thomas R. Clark
City Solicitor

TRC/hr
Enclosure

IN BOARD OF MAYOR & ALDERMEN

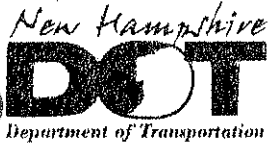
DATE: November 15, 2005

ON MOTION OF ALD. Roy

SECONDED BY ALD. DeVries

VOTED TO refer to the Committee
on Lands and Buildings.

Paul A. King
CITY CLERK
Deputy



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



CAROL A. MURRAY, P.E.
Commissioner

JEFF BRILLHART, P.E.
Assistant Commissioner

October 28, 2005

RECEIVED

NOV 01 2005

CITY SOLICITOR'S OFFICE

City of Manchester
1 City Hall Plaza
Manchester, NH 03101-2097
Attn: Joan Porter, Tax Collector

**Re: Bedford-Manchester-Londonderry-Litchfield-Merrimack DPR-F-0047(001), 11512
Manchester Airport Access Road
55,158- 815**

Dear Ms. Porter:

As you may know, the New Hampshire Department of Transportation has proposed improvements to the transportation system in the vicinity of the Manchester Airport. As part of this effort, property owned by the City of Manchester is being affected by the proposed construction and its mitigation.

At this time I wish to introduce myself as the individual responsible for coordinating and accomplishing the acquisition of the property rights needed to allow this construction to occur. The Bureau of Right of Way will also be contacting other owners whose property is affected by this project.

As part of this project, the Department needs to acquire the following property from the City of Manchester for this construction:

0.69 acres of property.

As a basis for this offer, The Department has contracted Evergreen Appraisals to complete an appraisal to determine the value of compensation based on the impacts of the project. A copy of this appraisal is enclosed for your review.

Using this appraisal, the Department offers the sum of \$27,000 for the purchase of the above mentioned property in fee. Should you find the offer acceptable, please sign the appropriate Offer & Agreement form enclosed and return the white copy to me at the Right-of-Way Bureau using the enclosed self addressed stamped envelope. The yellow copy is for your records. I will prepare the appropriate documents for your signature and request the check for payment be prepared. Once these are ready, I will contact you regarding the actual signing of the documents and delivery of the payment. However, if the offer is unacceptable, please contact me as soon as possible to discuss your concerns.

For your records I have also enclosed a booklet entitled "Public Projects and Your Property". In addition, an IRS Real Estate Transaction Report is enclosed for providing information to the Internal

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Revenue Service regarding this sale. It would be appreciated if you would please complete this IRS form and return it to me in the enclosed envelope.

If you feel that you would prefer to meet and discuss this project and its effects to the property, please feel free to contact me. I would be glad to schedule a meeting with you to answer any questions you may have regarding this project and the offer of compensation. For your convenience I have enclosed my business card. You may call me "collect" at (603) 271-3222 between the hours of 7:30 AM and 3:00 PM. A message can also be left on my voice mail by calling 271-8350 anytime.

I appreciate your taking the time to review this information and to consider the Department's offer. I am optimistic that we will be able to reach an agreement regarding this acquisition. I look forward to hearing from you.

Sincerely,



William J. Dusavitch,
Right-of-Way Agent

Bureau of Right-of-Way
JOM Building Room 204
PO Box 483, 1 Hazen Drive
Concord, NH 03302-0483
Tel: (603) 271-3222 Fax: (603) 271-6915

OFFER – AGREEMENT

Limited/Controlled access: **No**

LAND FILE/PARCEL #: **55,158 - 0815**

NAME: **CITY OF MANCHESTER**

ADDRESS: **908 ELM ST, MANCHESTER, NH 03101**

I/WE agree to accept **Twenty Seven Thousand Dollars (\$27,000.00)** in full satisfaction for all the damages occasioned by the required taking for highway purposes, with all the rights of access, air, light and view appurtenant thereto, and to execute when tendered, a deed/an easement/right of entry to the State of New Hampshire for land affected by said highway as shown on a plan entitled **BEDFORD-MANCHESTER-LONDONDERRY-MERRIMACK DPR-F-0047(001) 11512** of the Department of Transportation.

I/We certify that I/we own said land subject only to mortgage/lien to: **NONE**

PROPERTY TAXES: I/We further understand that I am/we are entitled to a pro-rata payment for taxes and expenses for the transfer of the property.

ACQUISITION: **0.69+- OF AN ACRE RESIDENTIAL LAND**

IN CONSIDERATION OF THE ABOVE THE STATE SHALL ALSO AGREE TO THE FOLLOWING:

RELOCATION: Eligible for a replacement housing payment? **No**
You are eligible for a replacement housing payment up to a maximum of **\$0.00**. This amount is to be paid only if this sum or a portion thereof is actually spent over and beyond the total award to purchase decent, safe and sanitary housing.

Award for Taking:	\$27,000.00
Severance Damage:	\$0.00
Total Award:	\$27,000.00

This award is based on a review and analysis of an appraisal of the property made by a qualified appraiser.

NO OBLIGATIONS OTHER THAN THOSE SET FORTH HEREIN WILL BE RECOGNIZED. For THE STATE OF NEW HAMPSHIRE (Subject to the approval of Governor and Council) By:

Member: _____	Owner: _____
Member: _____	Owner: _____
Clerk: <u></u>	Date: _____

PLEASE RETURN TO: New Hampshire Department of Transportation, Right-of-Way Bureau, Room 100, J.O.Morton Bldg, P.O. Box 483, 7 Hazen Drive, Concord, NH 03302-0483. Telephone (603) 271-3222 Fax (603) 271-6915

Project Name/# : BEDFORD-MANCHESTER-LONDONDERRY-MERRIMACK 11512
Acquisition Desc: LAND Closing Date:
Misc Item Reimbursement / Severance \$: \$0.00 Owner Allocation %: _____

Parcel#: 0815
Total Amount: \$27,000.00

Form **W-9**
(Rev. January 2002)

Request for Taxpayer Identification Number and Certification

Give form to the requester.
Do not send to the IRS.

Department of the Treasury
Internal Revenue Service

Print or type
See Specific Instructions on page 2

Name
CITY OF MANCHESTER

Business name, if different from above

Check appropriate box: ☐ Individual/
Sole proprietor

☐ Corporation

☐ Partnership

☐ Other ▶

☐ Exempt from backup
withholding

Address (number, street, and apt. or suite no.)
908 ELM ST

Requester's name and address (optional)

City, state and ZIP code
MANCHESTER, NH 03101

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 2. Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

Social security number

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. or mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign Here

Signature of
U.S. person ▶

Date ▶

Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If you are a foreign person, use the

appropriate Form W-8. See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

What is a backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 30% of such payments after December 31, 2001 (29% after December 31, 2003). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

- You do not furnish your TIN to the requester, or
- You do not certify your TIN when required (see the Part II instructions on page 2 for details), or
- The IRS tells the requester that you furnished an incorrect TIN, or

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions on page 2 and the separate Instructions for the Requester of Form W-9.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of Federal law, the

requester may be subject to civil and criminal penalties.

Specific Instructions

Name. If you are an individual, you must generally enter the name shown on your social security card. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first and then circle the name of the person or entity whose number you enter in Part I of the form.

Sole proprietor. Enter your individual name as shown on your social security card on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). If you are a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business Other entities. Enter your business name as shown on required Federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Exempt from backup withholding. If you are exempt, enter your name as described above, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. For more information during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA or Archer MSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to give your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage

on exempt payees, see the Instructions for the Requester of Form W-9.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

Note: If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

Part I—Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box.

If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see **How to get a TIN** below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are an LLC that is disregarded as an entity separate from its owner (see **Limited liability company (LLC)** above), and are owned by an individual, enter your SSN (or "pre-LLC" EIN, if desired). If the owner of a disregarded LLC is a corporation, partnership, etc., enter the owner's EIN.

Note: See the chart on this page for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office. Get Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA or Archer MSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, and the District of Columbia to carry out their tax laws.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 30% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

What Name and Number To Give the Requester

For this type of account:	Give Name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
5. Sole proprietorship	The owner ³
For this type of account:	Give name and EIN of:
6. Sole proprietorship	The owner ³
7. A valid trust, estate, or	Legal entity ⁴

can get Forms W-7 and SS-4 from the IRS by calling 1-800-TAX-FORM (1-800-829-3676) or from the IRS Web Site at www.irs.gov.

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester or you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Part II—Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 3, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see **Exempt from backup withholding** above.

Signature requirements. Complete the certification as indicated in 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive

8. Pension trust	
9. Corporate	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

¹ List first and circle the name of the person whose number you furnish. If only one person whose number you furnish. If only one person on a joint account has a TIN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name, but you may also enter your business or "DBA" name. You may use either your SSN or EIN (if you have one).

⁴ List first and circle the name of the legal trust, estate, or pension trust. (Do not furnish the TIN of the person or representative or trustee unless the legal entity is first designated in the account title.)

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

STATE OF NEW HAMPSHIRE

INTER-DEPARTMENT COMMUNICATION

DEPARTMENT OF TRANSPORTATION - BUREAU OF RIGHT OF WAY - APPRAISAL SECTION

APPROVAL LETTER

May 17, 2005

FROM: George LeMay, NHCG#38
Review Appraiser

SUBJECT: 11512 (Bedford-Manchester-Londonderry)
Parcel: # 815
Owner: City of Manchester

THRU: Harry C. Hadaway, Jr., Chief Right Of Way Appraiser

TO: Victoria H. Chase
Right of Way Engineer
Bureau of Right of Way

The appraisal referenced above has been reviewed and approved as follows:

Before Value	\$ 27,000
After Value	\$ NA – Complete Take
Value of Part Acquired	\$ 27,000
Severance Damage	\$ nact
Total Damages	\$ 27,000
Pro-Rata Estimate ¹	\$ NA – Complete Take
Appraiser	Duane M. Cowall, NHCG#136
Review Appraiser	George LeMay, NHCG#38
Effective Date of Appraisal	March 25, 2005
Building Taken	No
# Appraisals Considered	1

cc: Appraisal File (HCH) ☐
Circulated Copy (WPJ) ☐
Relocation Copy (MGD) ☐

¹ The pro-rata estimate, if applicable, meets the Department's policy as established by the Office of the Attorney General.

APPRAISAL CERTIFICATE

I certify that, to the best of my knowledge and belief . . .

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions in this report are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice, and the Uniform Standards for Federal Land Acquisitions.
8. I have made a personal inspection of the property that is the subject of this report. The owner was offered the opportunity to accompany me during the inspection of the property and declined the offer.
9. No one provided significant professional assistance to the person signing this report.
10. The use of this report is subject to the requirements of the Appraisal Institute regarding review by its duly authorized representatives.
11. As of the date of this report, Duane H. Cowall has completed the requirements under the continuing education program of the Appraisal Institute.
12. The appraiser has previously completed appraisal assignments of vacant land such as the subject property.

- 5
13. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
 14. The date of this report is May 11, 2005. The date of inspection and effective date of valuation is March 25, 2005. The market value of the fee simple interest in the subject property, subject to the assumptions and limiting conditions set forth herein, considered "as is", is estimated to be \$27,000.



Duane H. Cowall, MAI

5

NHDOT APPRAISAL CERTIFICATIONS
Uniform Standards of Professional Appraisal Practice
and
Additional State and Federal Certifications

I certify that, to the best of my knowledge and belief, that:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions and conclusions in this report are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved;
4. neither my compensation nor my employment is contingent upon the reporting of a predetermined value or direction in value that favors the cause of my employer, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
5. I will not directly or indirectly benefit from the acquisition of such property appraised;
6. my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, and in conformity with the appropriate State laws, regulations, policies, and procedures applicable to appraisal of right of way for these purposes;
7. I have personally made an inspection of the property that is the subject of this report and the comparable sales relied upon for this appraisal;
8. that the subject and the comparable sales were as represented by the photographs in this report;
9. no one provided significant professional assistance to me in the preparation of this report;
10. the report is to be used in connection with the acquisition of a right of way for a highway to be constructed by the State of New Hampshire with the possible financial assistance of federal aid highway funds or other Federal funds;
11. no portion of the value assigned to the property appraised consists of items which are non-compensable under the established law of the State of New Hampshire;
12. I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the Department of Transportation of the State of New Hampshire or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am either required to do so by due process of law or until I am released of this obligation by having publicly testified as to such findings, and that;
13. my opinion of the market value of Parcel 815 of State Project Number "Bed-Man-Lond-Merr #11512", as of March 25, 2005 is \$27,000 based on my independent appraisal and the exercise of my professional judgment.

May 11, 2005
Date

Duane H. Cowall
Duane H. Cowall, MAI

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EXECUTIVE SUMMARY

Property/Location: A small narrow strip of vacant land between Brown Avenue (U.S. Route 3A) and the Merrimack River, north of Brent Street
Manchester, Hillsborough County, New Hampshire

Purpose of Appraisal/
Property Rights Appraised: To estimate the market value of fee simple interest in the subject property, considered "as is", for the taking of the property by the New Hampshire Department of Transportation.

Land Area: 41,800 SF (or 0.39 hectares) per the Assessor's property record card; 30,000 SF assumed herein.

Tax Map/Lot: Map 713/Lot 1.

Zoning: "R-1B" - Residential One-Family High Density District.

Improvements: None. The site is wooded. A guard rail is located in the right-of-way for Brown Avenue adjacent to the eastern boundary of the subject site.

History of Recent Ownership: The subject site is owned by the City of Manchester. This City acquired the property by tax sale (for unpaid real estate taxes) from Edmund M. Warren on September 7, 1940. The transfer was recorded on September 16, 1940. Based on the available data, the subject property is not listed for sale.

Highest and Best Use: As vacant, the highest and best use of the subject site is for assemblage with an abutting property or recreational purposes.

Date of Inspection: March 25, 2005
Effective Date of Valuation: March 25, 2005
Date of Report: May 11, 2005

Market Value Conclusions:
Sales Comparison Approach: \$27,000
Income Capitalization Approach: Not Appropriate
Cost Approach: Not Appropriate

Market Value: \$27,000

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PREMISES OF THE APPRAISAL



ASSUMPTIONS AND LIMITING CONDITIONS

Unless otherwise stated, this appraisal report is subject to the following general and property-specific assumptions and limiting conditions:

General Assumptions

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable; however, it cannot be guaranteed as being certain. Thus, no warranty is given for its accuracy. No single item of information was completely relied upon to the exclusion of other information.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
10. Information relative to sale transactions has been confirmed by either the buyer, seller, or a third party. Every attempt has been made to verify this information by the appraiser and it is assumed to be reliable. It is specifically assumed that the sales information noted herein is correct.

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11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
 12. Disclosure of the contents of the appraisal report or collateral evaluation is governed by the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated: specifically, the Appraisal Institute.
 13. When the signatory of this appraisal report is a candidate or a member of the Appraisal Institute, its bylaws and regulations require the member or candidate to control the use and distribution of the report. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of the report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared. However, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of the report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatory of the report. Nor shall the appraiser, firm, or professional organization of which the appraiser is a member be identified without written consent of the appraiser.
 14. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the subject property will sell or lease for the indicated amounts.

Property-Specific Assumptions

1. *The City of Manchester treats the subject site as one lot for assessing purposes. The subject site was originally platted at 23 small lots (Lots 1 through 23 of Shoreland Acres) platted in March 15, 1923. It is uncertain whether the lots were officially merged into one lot. Since the City treats this property as one lot, it will be appraised as one lot in this analysis.*
2. *No recent survey of the land was available. Several pieces of data strongly suggest that the land size is smaller than the size indicated in the original plat and on the Assessor's property record card. The depth of the lot is felt to be less than the 70 to 92 feet indicated by these sources. Several dimensions are known for the tract located just north of the subject site. The Assessor's Tax Map of the tract to the north shows that the land is only 43 to 44 feet deep. Another site plan drawn by T. F. Moran shows the northern boundary (or depth) to be only 49 feet. Based on these documents, it is felt that the northern boundary of the subject site is 50 feet or less (which is significantly less than the 70 feet indicated on the*

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plat). Assuming a similar amount of erosion on the rest of the site, the size of the subject site is estimated to be at most 30,000 SF. This figure is assumed herein.

3. *If the subject owner still owns part of the river, it is uncertain whether the state and federal agencies would allow the portion of the site to be filled. Even if these agencies would allow the river to be filled, the filling of the site to allow for a suitable foundation for a building would be expensive and is not likely to be economically viable. For this analysis, no filling of the land in the river is assumed herein.*
4. *No Level I environmental assessment has been provided to the appraiser. It is assumed that no hazardous materials exist which would adversely affect the value of the property. If any hazardous materials exist on the site, the value estimated herein is subject to revision.*

PURPOSE/FUNCTION OF THE APPRAISAL

The purpose of this appraisal assignment is to estimate the market value of the fee simple interest in the subject property, considered "as is", for the taking of the property by the client (New Hampshire Department of Transportation). New Hampshire Department of Transportation is the intended user of the appraisal.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest in the subject property.

SCOPE/EXTENT OF ANALYSIS

The scope of the appraisal included exterior and interior inspections of the property, an analysis of the neighborhood/market area, and a search and analysis of comparable sales data.

The market value of the subject property was estimated by the use of the Sales Comparison Approach. The Income Capitalization and Cost Approaches are typically not appropriate when appraising single-family zoned vacant land in this market.

IDENTIFICATION OF THE PROPERTY

The subject tract is described as being the land on Assessor's Map 713/Lot 1 in Manchester, Hillsborough County, New Hampshire. The City of Manchester treats the subject site as one lot for assessing purposes. The subject site was originally platted at 23 small lots (Lots 1 through 23 of Shoreland Acres) platted in March 15, 1923. It is uncertain whether the lots were officially merged into one lot. Since the City treats this property as one lot, it will be appraised as one lot in this analysis. The property is physically located on the west side of Brown Avenue, north of Brent Street. Please refer to the Assessor's Tax Map which is presented in the Site Analysis Section of the report.

OWNERSHIP HISTORY

The subject site is owned by the City of Manchester. This City acquired the property by tax sale (for unpaid real estate taxes) from Edmund M. Warren on September 7, 1940 as recorded in Volume 1007/Page 266 of the Hillsborough County Registry of Deeds. The transfer was recorded on September 16, 1940. Based on the available data, the subject property is not listed for sale.

CONFIDENTIALITY STATEMENT

The United States Appraisal Foundation's Uniform Standards of Professional Appraisal Practice discussed confidentiality on page 80 of its 2001 edition. The minimum requirements are described as follows:

"An appraiser must not disclose confidential information or assignment results prepared for a client and persons specifically authorized by the client, state enforcement agencies and such third parties as may be authorized by due process of law, and a duly authorized professional peer review committee." This applies until such time as the appraiser is called to answer for opinions expressed in the appraisal by duly constituted Boards, Commissions or Courts or unless and until released by the client from this obligation.

All data received from the property owner or the client concerning the subject property will be viewed as confidential unless: 1) the information can be separately verified from a third party or 2) the client or owner indicates that the information may be re-used in other appraisals. All information from third parties is viewed as non-confidential unless stated so by the source.

DEFINITIONS

Market Value - Uniform Appraisal Standards for Federal Land Acquisitions, A, A-2, p. 3:

The amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would be sold by a knowledgeable owner willing but not obligated to sell to a knowledgeable purchaser who desired but is not obligated to buy.

Fee Simple (estate) - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations of the four powers of government.¹

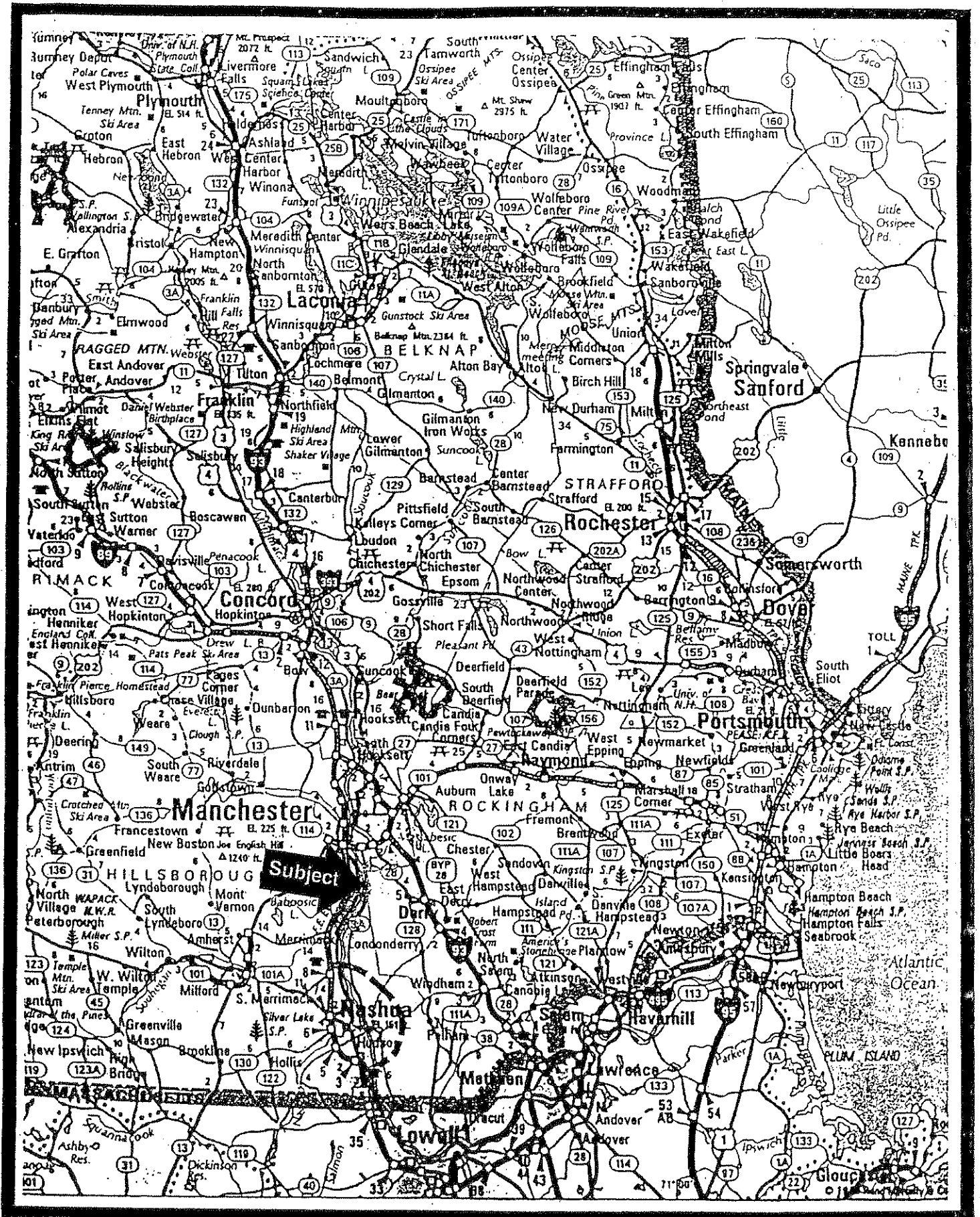
Leased Fee (estate) - An ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.²

¹Appraisal Institute, The Dictionary of Real Estate Appraisal, Third Edition (Chicago: Appraisal Institute, 1993, Page 140.

²Ibid, Page 204.

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PRESENTATION OF DATA



Area Map

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REGIONAL ANALYSIS

State of New Hampshire

New Hampshire is bordered by Maine to the east, Massachusetts to the south, Vermont to the west, and the Canadian province of Quebec to the north. The total area of the state is 8,969 square miles. There are ten counties within the state; Hillsborough in the south central portion of the state is the most populous, and Coos and Grafton counties contain the most land area. The top ten cities and towns account for 34% of the state's 2003 population. There are seven generally recognized regions within the state: Seacoast, Merrimack Valley, Monadnock, Lebanon/Lake Sunapee, Lakes Region, White Mountains, and Great North regions.

Four basic regional factors influence real estate values: social, economic, governmental, and environmental, which will be considered in the following analysis.

Social Factors

Following two decades of exploration along the coast, New Hampshire's first European settlement was established at Odiorne Point in Rye in 1623. A series of conflicting land grants were issued, and Massachusetts claimed New Hampshire until 1680, when New Hampshire was declared a separate province. During this period, the coastal settlements made their livelihood from fishing, farming, shipbuilding, and trade. The interior of the state was not settled until the early 18th century. New Hampshire became the first colony to adopt an independent government on January 5, 1776.

New Hampshire changed from an agricultural and trade-based economy to an industrial base in the 19th century. Hydro-powered mills and factories employed an influx of laborers from Canada and Europe, primarily along the Merrimack River. The state became a tourist destination in the late 1800s, with the building of large estates, grand hotels, and summer cottages. The White Mountains also became the site of large logging businesses.

The Weeks Act of 1911 slowed the logging industry with the federal purchase of 768,000 acres for the White Mountain National Forest. After World War I, increased competition from newer textile mills in the South decimated the textile industry in New Hampshire. The state started to recover from its economic slump in the 1970s and 1980s as Boston's urban influence, interstate highways, and the state's low taxes encouraged renewed development, particularly high-technology businesses, in southern New Hampshire.

Since 1970, the population in the state has increased by approximately 74%. The state gained more than 180,000 residents in both the 1970s and 1980s. Despite New Hampshire's emergence as an area attractive to high-technology companies, growth slowed to just over 125,000 residents in the 1990s due to a regional recession in the first part of the decade. New Hampshire had the highest percentage growth of the New England states in the past decade. During the 1990s, the population grew in all New Hampshire counties except Coos County. The two counties closest to the Boston metropolitan area, Hillsborough County and Rockingham County, had the most growth and accounted for 53% of the state's 2000 population. Growth in these counties has been strongest in those communities surrounding Manchester, Nashua, and Portsmouth, and those along major arteries to the

Boston area. Between 2000 and 2003, the state added more than 50,000 residents. About 51% of this recent growth occurred in Hillsborough and Rockingham counties.

NEW HAMPSHIRE POPULATION GROWTH 1970-2003 (In Thousands)							
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2003</u>	<u>2000- 2003 Change</u>	<u>% Change 2000- 2003</u>
State of New Hampshire	738.0	920.5	1109.1	1,235.8	1,287.7	51.9	4.2%
Belknap County	32.4	42.9	49.2	56.3	60.4	4.1	7.3%
Laconia	14.9	15.6	15.7	16.4	17.1	0.7	4.3%
Carroll County	18.5	27.9	35.4	43.7	46.1	2.4	5.5%
Cheshire County	52.4	62.1	70.1	73.8	76.0	2.2	3.0%
Keene	20.5	21.4	22.4	22.6	22.8	0.2	0.9%
Coos County	34.2	35	34.7	33.1	33.0	-0.1	-0.3%
Grafton County	54.9	65.8	74.9	81.7	84.0	2.3	2.8%
Hillsborough County	223.9	276.6	336.1	380.8	394.7	13.9	3.7%
Bedford	5.9	9.5	12.6	18.3	20.2	1.9	10.4%
Goffstown	9.3	11.3	14.6	16.9	17.4	0.5	3.0%
Hudson	10.6	14.2	19.5	22.9	23.8	0.9	3.9%
Manchester	87.8	90.9	99.6	107.0	108.9	1.9	1.8%
Merrimack	8.6	15.4	22.2	25.1	26.4	1.3	5.2%
Nashua	55.8	67.9	79.7	86.6	87.3	0.7	0.8%
Merrimack County	80.9	98.3	120.0	136.2	143.6	7.4	5.4%
Concord	30.0	30.4	36.0	40.7	41.8	1.1	2.7%
Rockingham County	139.0	190.3	245.8	277.4	290.1	12.7	4.6%
Derry	11.7	18.9	29.6	34.0	34.5	0.5	1.5%
Londonderry	5.3	13.6	19.8	23.2	24.2	1.0	4.3%
Portsmouth	25.7	26.3	25.9	20.8	21.0	0.2	1.0%
Salem	20.1	24.1	25.7	28.1	29.1	1.0	3.6%
Strafford County	70.4	85.4	104.2	112.2	117.7	5.5	4.9%
Dover	20.9	22.4	25.0	26.9	28.2	1.3	4.8%
Rochester	17.9	21.6	26.6	28.5	29.7	1.2	4.2%
Sullivan County	30.9	36.1	38.6	40.5	42.0	1.5	3.7%
Source: US Census Bureau							

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Economic Factors

New Hampshire's unemployment rate average remains lower than that of the United States and New England. Unemployment rates remain higher in the labor market areas shared with or bordering Massachusetts, and in the northern part of the state, which is heavily dependent on a few manufacturers.

Unemployment Rates by Area			
	<u>Preliminary January 2005</u>	<u>Revised December 2004</u>	<u>January 2004</u>
United States	5.7%	5.1%	6.3%
Northeast	5.3%	4.7%	6.4%
<i>New Hampshire</i>	4.0%	3.0%	4.6%
Labor Market Areas			
Berlin MicroNECTA	4.1%	3.1%	5.0%
Claremont MicroNECTA	2.9%	2.2%	3.7%
NH Portion of Colebrook, NH-VT LMA	3.2%	5.9%	4.4%
Concord MicroNECTA	3.4%	2.5%	3.6%
NH Portion of Conway LMA	3.7%	2.9%	4.0%
NH Portion of Lebanon, NH-VT LMA	1.9%	1.8%	2.6%
Keene MicroNECTA	3.0%	2.2%	3.5%
Laconia MicroNECTA	3.5%	2.6%	4.1%
NH Portion of Littleton NH-VT LMA	4.0%	2.5%	3.7%
Manchester METONECTA	3.9%	2.9%	4.1%
NH Portion of Nashua NH-MA NECTA	4.4%	3.4%	5.4%
Peterborough LMA	3.8%	3.0%	4.0%
Plymouth LMA	3.1%	2.4%	3.4%
NH Portion Portsmouth NH-ME MetroNECTA	3.9%	3.1%	4.5%
NH Portion of Rochester-Dover, NH- ME MetroNECTA	4.0%	2.9%	4.0%
Salem, NH Portion of Lawrence- Methuen-Salem NECTA	6.2%	5.6%	8.8%
Source: <i>Economic Conditions in New Hampshire</i> , Economic and Labor Market Information Bureau, October 2004			

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The state of New Hampshire has a fairly diversified economy. Although New Hampshire non-farm employment added almost 145,000 jobs in the 1990s, the employment totals have dropped by 10,600 jobs since the 2001 peak. This slowdown reflected the national recession starting in March 2001.

NON-FARM EMPLOYMENT BY SUPER SECTOR

New Hampshire (Annual Averages in Thousands)

	<u>2003</u>	<u>2004</u>	<u>Numerical</u> <u>Change</u>	<u>%</u> <u>Change</u> <u>2003-</u> <u>2004</u>	<u>2004 %</u> <u>Total</u> <u>Employ</u> <u>ment</u>
TOTAL NONFARM	617.9	626.7	8.8	1.4%	101.6%
Private	527.8	537.0	9.2	1.7%	87.1%
<i>Goods producing</i>	110.3	110.9	0.6	0.5%	18.0%
Construction	28.9	29.6	0.7	2.4%	4.8%
Manufacturing	80.4	80.3	(0.1)	-0.1%	13.0%
Durable goods	59.7	60.7	1.0	1.7%	9.8%
Primary metal manufacturing	3.0	3.0	0.0	0.0%	0.5%
Computer & electronic product	18.8	19.5	0.7	3.7%	3.2%
Elec. equipment, appliance, & component	4.5	4.6	0.1	2.2%	0.7%
Transportation equipment manufacturing	2.6	2.5	(0.1)	-3.8%	0.4%
Miscellaneous manufacturing	5.9	5.7	(0.2)	-3.4%	0.9%
Nondurable goods manufacturing	20.7	19.7	(1.0)	-4.8%	3.2%
Food, beverage, & tobacco product mfrg.	3.5	3.0	(0.5)	-14.3%	0.5%
Paper manufacturing	3.1	3.0	(0.1)	-3.2%	0.5%
<i>Service providing</i>	507.6	515.8	8.2	1.6%	83.7%
Trade, transportation, and utilities	138.4	140.1	1.7	1.2%	22.7%
Wholesale trade	26.7	27.3	0.6	2.2%	4.4%
Retail trade	95.9	97.3	1.4	1.5%	15.8%
Information	12.2	12.5	0.3	2.5%	2.0%
Financial activities	37.0	37.6	0.6	1.6%	6.1%
Professional and Business Services	54.7	56.7	2.0	3.7%	9.2%
Educational and health services	93.1	94.6	1.5	1.6%	15.3%
Hospitals	22.9	23.5	0.6	2.6%	3.8%
Leisure and Hospitality	61.5	64.0	2.5	4.1%	10.4%
Food services and drinking places	40.9	42.4	1.5	3.7%	6.9%
Other services	20.7	20.7	0.0	0.0%	3.4%
GOVERNMENT	90.1	89.7	(0.4)	-0.4%	14.5%

*2004 figures are preliminary. Percents may not add to 100% due to rounding.

Source: New Hampshire Nonfarm Employment by Super Sector: 2003 Final Benchmark, 2004 Preliminary Benchmark, Economic and Labor Market Information Bureau.

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Manufacturing lost 4,900 jobs between 2002 and 2003, mostly in the larger durable goods sector. Construction was the only large gainer in the goods producing sector, with 900 new jobs. Service producing employment fared better, with a 2,200 job gain between 2002 and 2003. Large employment gains were seen in educational and health services, with 1,400 jobs, and government, with 1,500 jobs. The trade, transportation, and utilities super sector, with 22.5% of the work force, is the largest single sector in the state's employment base, and added 500 jobs in the 2002-2003 period. Leisure and hospitality, with 10.0 % of total employment, added 1,100 jobs in the same period. These two sectors are dominant due to the dependence on tourism and retail trade. New Hampshire has no sales tax on most goods while the neighboring state have sales taxes. Thus, border towns have high concentrations of retail stores.

Of the 32,933 businesses in New Hampshire in 2002, only about 100 employed more than 500 people, and 57% employed fewer than 5 people. The largest employers in the state are listed in the table on the following page.

The cost of living in the Northeast urban area (defined as New England plus New York, New Jersey and Pennsylvania) is somewhat higher than the U.S. city average. The 2003 annual average Consumer Price Index for all U.S. cities was 184.0 (1982-84=100); the Northeast urban CPI was 193.5; and the Boston-Brockton-Nashua, MA-NH-ME-CT CPI was 203.9. The cost of rental housing in a mid-2004 survey averaged \$896, according to the New Hampshire Housing Finance Authority.

MAJOR EMPLOYERS MANUFACTURING

<u>Public Company</u>	<u>Locations in NH</u>	<u># Employees</u>	<u>Product or Service</u>
BAE Systems (Sanders)	Nashua	3,800	Electronic systems for defense
Hewlett-Packard Co.	Nashua	1,700	Computer hardware/software
Osram Sylvania Inc.	Hillsboro, Manchester	1,685	Automotive lighting
Teradyne Connection Systems Div.	Nashua	1,600	Electronic interconnection devices
Freudenberg-NOK-Bristol Facility	Bristol	1,421	Seals and custom-molded products
Hitchiner Manufacturing Co.	Milford	1,198	Investment castings
Goss International	Dover	1,000	Printing presses
Sturm, Ruger & Co.	Newport	959	Firearms
General Electric Meter Business	Somersworth	950	Electricity meters, metering systems
NH Ball Bearing	Peterborough	892	Bearings & bearing products

SERVICE SECTOR

Wal-Mart Stores, Inc.	Multiple	8,662	26 stores and one distribution center
Dartmouth-Hitchcock Medical Center	Multiple	7,100	Acute care hospital/ medical care
DeMoulas & Market Basket	Multiple	6,600	Supermarkets
Shaw's Supermarket, Inc.	Multiple	4,600	Supermarkets
Liberty Mutual - No. New England Division	Dover, Bedford	4,487	Commercial insurance company
Fidelity Investments	Merrimack	4,273	Investment management
Dartmouth College	Hanover	4,074	College
Elliott Hospital	Manchester	3,875	Acute care hospital
Hannaford Brothers - Shop 'n Save	Multiple	3,200	Supermarkets
Home Depot	Multiple	2,500	Home improvement stores

Source: *NH Business Review*, Book of Lists 2005

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Sales and Marketing Management's Survey of Buying Power estimates Effective Buying Income (EBI) for metropolitan areas and component counties and cities. EBI is defined as all personal income less personal tax and non-tax payments. The median household EBI for selected areas within the state in 2004 is shown in the table below. Rockingham County and Hillsborough County have median household EBIs above the state figure. The other eight counties' medians are below the state median. Grafton and Merrimack counties, with the cities of Hanover and Concord respectively, have median EBIs above the U.S. average.

EFFECTIVE BUYING INCOME				
New Hampshire - 2004				
Metro Area County City	Median Household EBI	<u>\$20,000-</u> <u>\$34,999</u>	<u>\$35,000-</u> <u>\$49,999</u>	<u>\$50,000</u> <u>and Over</u>
Hillsborough County	\$48,250	17.9%	19.5%	47.7%
Manchester	\$37,485	24.1%	21.1%	32.4%
Nashua	\$46,925	18.7%	18.9%	46.2%
Merrimack County	\$44,341	20.7%	21.2%	42.1%
Concord	\$38,989	23.4%	22.6%	33.4%
Rockingham County	\$52,967	15.8%	18.7%	53.5%
Strafford County	\$41,837	21.9%	22.4%	37.6%
Belknap County	\$41,387	23.5%	22.2%	37.1%
Carroll County	\$37,872	24.9%	21.8%	32.4%
Cheshire County	\$39,508	24.5%	21.4%	34.7%
Coos County	\$30,876	26.7%	21.4%	21.8%
Grafton County	\$39,209	23.3%	22.2%	33.8%
Sullivan County	\$38,970	23.6%	23.0%	33.2%
TOTAL STATE	\$45,030	19.9%	20.3%	43.5%
New England	\$42,738	20.1%	18.4%	41.6%
Total U.S.	\$38,201	23.3%	19.0%	35.4%
Sales & Marketing Management, <i>Survey of Buying Power</i> , 2004				

Nashua, Manchester, and Portsmouth have all appeared in the top ten cities in *Money Magazine's* annual ranking of the best places to live in America within the past decade. This ranking is based on statistical factors including data on employment, affordability, climate, education, healthcare, and amenities. New Hampshire has consistently ranked near the top for liveability.

Governmental Factors

The New Hampshire State legislature consists of a 24-member Senate, elected from 24 single-member districts, and 400-seat House of Representatives (larger than that of any other state and the fourth largest in the world), elected from 195 legislative districts. Legislators serve two-year terms. Representatives are paid only \$100 per year plus mileage, thus being comprised primarily of independent businessmen and retirees. The governor, who is the only executive elected state-wide, serves a two-year term as is assisted by a five-member executive council, elected for two years by district. The secretaries of state and treasury are elected by the legislature.

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New Hampshire has ten counties, each governed by three commissioners. Other elected county officials include the sheriff, attorney, treasurer, registrar of deeds, and registrar of probate. There are 221 towns, 13 cities, and 25 unincorporated places in the state. Most New Hampshire towns are governed by a council or board of selectmen. Town meetings provide a forum for input by residents. Many towns passed a ballot amendment in the spring of 1996 allowing voting on town matters to occur via ballot rather than at town meetings. Some of the larger cities use a mayor/aldermanic board form of city government.

Most towns and cities now have some form of zoning, development, and building code controls in place, although they vary greatly in level of detail and complexity. The larger cities have a master plan dictating current and desired future growth patterns. These master plans tend to cluster commercial, retail and industrial uses along major thoroughfares. However, existing land uses that have been in place for decades prior to the arrival of zoning controls result in mixed usage in many areas.

The state and the individual towns or cities are the two major taxing entities in New Hampshire. Towns levy taxes on real property, which are then divided between the town, school district and county. Tax rates vary from town to town. The state taxes include room and meals taxes, business profits tax, business enterprise tax, real estate transfer tax, inheritance tax, interest and dividends tax, and liquor and tobacco tax. There are no sales taxes or personal income taxes in New Hampshire. In 1999, the state adopted a uniform tax for school funding. This tax is to be collected by individual towns, and will be disbursed back to the towns on a per-pupil basis. The tax is being challenged by groups of property-rich and property-poor towns.

Police, fire, and ambulance service are provided by each city, either directly or via contract with nearby larger communities. A 911 regional dispatch system has been implemented throughout the state, improving response time and service to the communities.

Educational needs are met by a number of independent school districts. Larger towns have their own school district, while smaller ones may send part or all of their students to a regional school or neighboring school district. School districts report to the State Board of Education as well as to their respective municipalities. The state has ranked second or third for the past five years on Scholastic Aptitude Test scores.

New Hampshire has a total of 28 colleges and universities. The state university system includes the University of New Hampshire, Keene State College, and Plymouth State College. Dartmouth College is the northernmost of the Ivy League colleges and the ninth oldest college in the United States. Dartmouth professional schools include the Thayer School of Engineering, Dartmouth Medical School, and the Amos Tuck School of Business. Franklin Pierce Law School in Concord was is highly ranked in the U.S. in the area of patent law.

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New Hampshire is served by 26 acute care hospitals, a U.S. Veterans Administration Hospital, and seven specialty hospitals. Major medical facilities include the Mary Hitchcock Memorial Hospital, a teaching hospital affiliated with Dartmouth Medical School in Hanover; the Catholic Medical Center and Elliott Hospital in Manchester; Concord Hospital; and Southern New Hampshire Regional Medical Center and St. Joseph's Hospital in Nashua. There are numerous smaller hospitals and clinics throughout the state.

Environmental Factors

The New Hampshire climate varies somewhat from the mountains in the north and west to the seacoast region. Generally, the climate is temperate in the summer and cold in the winter. In the southern most populous part of the state, the average temperature in the summer is 67 degrees, and the average daily maximum temperature is 80 degrees. In winter the average temperature is 25 degrees and the average daily minimum temperature is 14 degrees. Average annual precipitation is 43 inches. Average seasonal snowfall is 72 inches, but varies greatly from year to year and from region to region.

The general topography of the state is rolling hills in the southern half, somewhat flat on the small coastal plain, and mountainous in the northern portion. Elevations range from sea level to 6,288 feet at the top of Mount Washington; mean elevation is about 1,000 feet. About 85% of the state is covered by forest.

The soils in the state formed in glacial deposits which rest on bedrock. About 14,000 years ago, the entire state was covered by a glacier up to a mile thick. As the glacier advanced and then retreated, it rounded off the tops of hills and mountains and left deposits of crushed rock and boulders; bedrock is exposed in places. In river valleys, sand and gravel was deposited in terraces as the glacier melted. The resulting soils are generally rocky, hardpacked, and poor.

Urban areas have access to city water through large municipal wells and from surface water reservoirs. City sewer and trash systems also serve urban areas. Due to the rural character of much of the state, however, a large number of the state's residents rely on individual water wells and septic systems. New Hampshire currently has among the highest electric rates in the U.S. Recent court rulings have opened the way for competitive electric utilities to offer service; a pilot project to test the idea is underway. Verizon provides telephone service to 95% of the state, with 11 municipal companies taking care of the remaining 5%. These local telephone services are also beginning to face competitive pressure as some data-intensive companies switch to the use of competing fiber-optic transmission services. Natural gas is available only in older areas of the larger cities. Oil, propane, electricity, and wood are all used for heat generation.

Air transportation is provided by numerous private airfields as well as commercial airports in Manchester, Laconia, Lebanon, and Portsmouth. Of those facilities, Manchester Airport is by far the largest, and has expanded in recent years with a new terminal, upgrades to instrument landing systems, and planned runway expansion. In 1998, several additional airlines began flights to Manchester,

bringing the number of commercial carriers to thirteen. Manchester Airport handled 3.2 million travelers and 87,500 tons of cargo in 2000. Boston's Logan International Airport is also located to the south.

New Hampshire has access to in-state and out-of-state markets via a network of interstate expressways and other major highways. The highway system connects directly into Boston as well as to Montreal, Canada. The major highways serving New Hampshire are Interstate Highways 89, 93, and 95. New Hampshire is also served by U.S. Highways 1, 2, 3, 4, 202, and 302. State Highway 101 is a major east-west connector in the southern tier of the state. Major reconstruction and widening of the eastern portion of SH-101 has recently been completed, improving access to the southeastern portion of the state.

New Hampshire is one of the oldest recreation and vacation areas in the United States. Recreational and cultural facilities are abundant in the state. There are 1,300 lakes and ponds, 40,000 miles of rivers and streams, and 18 miles of Atlantic Ocean coastline that provide residents with water recreation. The White Mountain National Forest contains 768,000 acres, some of which extend into Maine, and there are 32 state parks for hiking and camping. New Hampshire has gained an international reputation for its skiing with over two dozen major ski touring centers. There are 86 major peaks in the White Mountains, topped by Mount Washington at 6,288 feet.

There are no major professional sports teams located in New Hampshire. Minor league baseball teams exist in Nashua and Manchester. Minor league hockey and arena football franchises play in the new Verizon Center arena in Manchester, which also hosts concerts and exhibitions.

Conclusion

New Hampshire's economy has slowed due to the recent national recession. The high technology sector, which helped boost the New Hampshire economy in the late 1990s, has had large layoffs especially in manufacturing jobs. Employment in this sector has lagged the national economy recovery. Several factors make it an attractive area for companies and individuals to locate in New Hampshire including strategic location in New England near the Boston PMSA, the lack of a personal income tax or a sales tax (on most items), good public education, and low cost of living relative to other areas of the Northeast. As long as these factors do not change, growth in New Hampshire should continue to outperform the rest of New England.

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CITY ANALYSIS

City of Manchester

Manchester is located in the northeast corner of Hillsborough County in the Merrimack River Valley. It is part of the Manchester, NH PMSA and part of the Boston, MA CSMA. It is located approximately 58 miles north of Boston on Interstate 93. The city encompasses 33 square miles. Surrounding towns include Hooksett to the north, Auburn to the east, Londonderry and Litchfield to the south, and Bedford and Goffstown to the west.

Although Manchester celebrated its 150th year of incorporation in 1996, the area was first settled in the mid-1700s. Logging was the mainstay of the first settlers. By 1810, the first cotton and woolen mills were in operation. At the height of the textile factory operations in the mid- to late-1800s, nearly 5 million yards of cloth were shipped each week from the mills. These mills contained more than 8 million square feet of space and employed thousands of workers. In the 1920s, obsolete machinery, labor unrest, and competition from southern mills eroded the textile industry locally; the mills closed in 1935. As the city's economy has slowly diversified, some of the old mill buildings have been adapted to other uses.

The city has grown slowly over the past few decades. The 1980s brought an increase of 8,600 residents (0.9% annual growth rate). Much of Manchester is now built out, allowing little land for growth. Current population estimates indicate a slower growth rate of 0.7% in the 1990s, although the 7,439 population increase was the largest numeric increase in the state.

City of Manchester Population			
<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Compound Annual Growth Rate</u>
1960	88,282		
1970	87,754	(528)	-0.1%
1980	90,936	3,182	0.4%
1990	99,567	8,631	0.9%
2000	107,006	7,439	0.7%
Source: New Hampshire Office of State Planning			

Five of the largest employers in the Manchester area are service sector companies, as shown in the following table. The average annual number of workers employed was 59,227 in 2001. The unemployment rate for the Manchester PMSA was 4.0% in June 2004 which was slightly higher than the figure for the state (3.9%) but much lower than the national average of 5.8%. According to the *Survey of Buying Power* by Sales & Marketing Management, the median effective buying income per household was \$39,113 in 2000 for Manchester. This figure was slightly lower than the average for the entire state (\$44,667). The adjacent (suburban) towns tend to have much higher effective buying incomes.

MAJOR EMPLOYERS

Manchester

<u>Largest Employers</u>	<u>Product/Service</u>	<u>Employees</u>
Elliot Hospital	Health care	2145
Verizon	Utility	2100
Catholic Medical Center	Health care	1400
PSNH	Utility	1250
Citizens Bank	Banking	1200
Bank of New Hampshire	Banking	1260
Anthem Blue Cross Blue Shield of NH	Insurance	801
Hannaford Brothers	Supermarket	725
Osram Sylvania	Electronics	675
Freudenberg NOK	Electronics	550

Source: SOICC of NH, 2004

Single-family home construction has ranged from 105 to 229 permits per year over the last decade. Much of the variation has been due to the limited availability of lots and the ability of developers to get new subdivisions platted. Multi-family construction has seen even larger swings in activity due to the timing of several large apartment complexes being constructed.

BUILDING PERMITS (UNITS)

City of Manchester

<u>Year</u>	<u>Single-Family</u>	<u>Multi-Family</u>
1993	130	4
1994	203	32
1995	229	14
1996	226	57
1997	141	313
1998	140	26
1999	156	27
2000	156	84
2001	105	171
2002	180	539
2003	171	190
2004	156	416

Source: U.S. Census Bureau: c-40 Construction Reports

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Manchester is governed by a mayor, 12 aldermen elected from single-member districts, and 2 aldermen elected at-large. The city has an appointed planning board. Zoning ordinances, a master plan, and a capital improvement plan govern existing land use and development. The city is protected by full-time police and fire departments. Medical facilities include Catholic Medical Center and Elliott Hospital, operated by Optima Health, and a Veterans Administration Medical Center.

The Manchester school system consists of 14 elementary schools, 3 middle/junior high schools, and 3 high schools. Neighboring towns contract with Manchester to send students to the high schools on a tuition basis. There are 11 private or parochial schools in the city. Colleges and universities in the area include Manchester Technical College, Hesser College, St. Anselm College, University of New Hampshire-Manchester, New Hampshire College, and Notre Dame College.

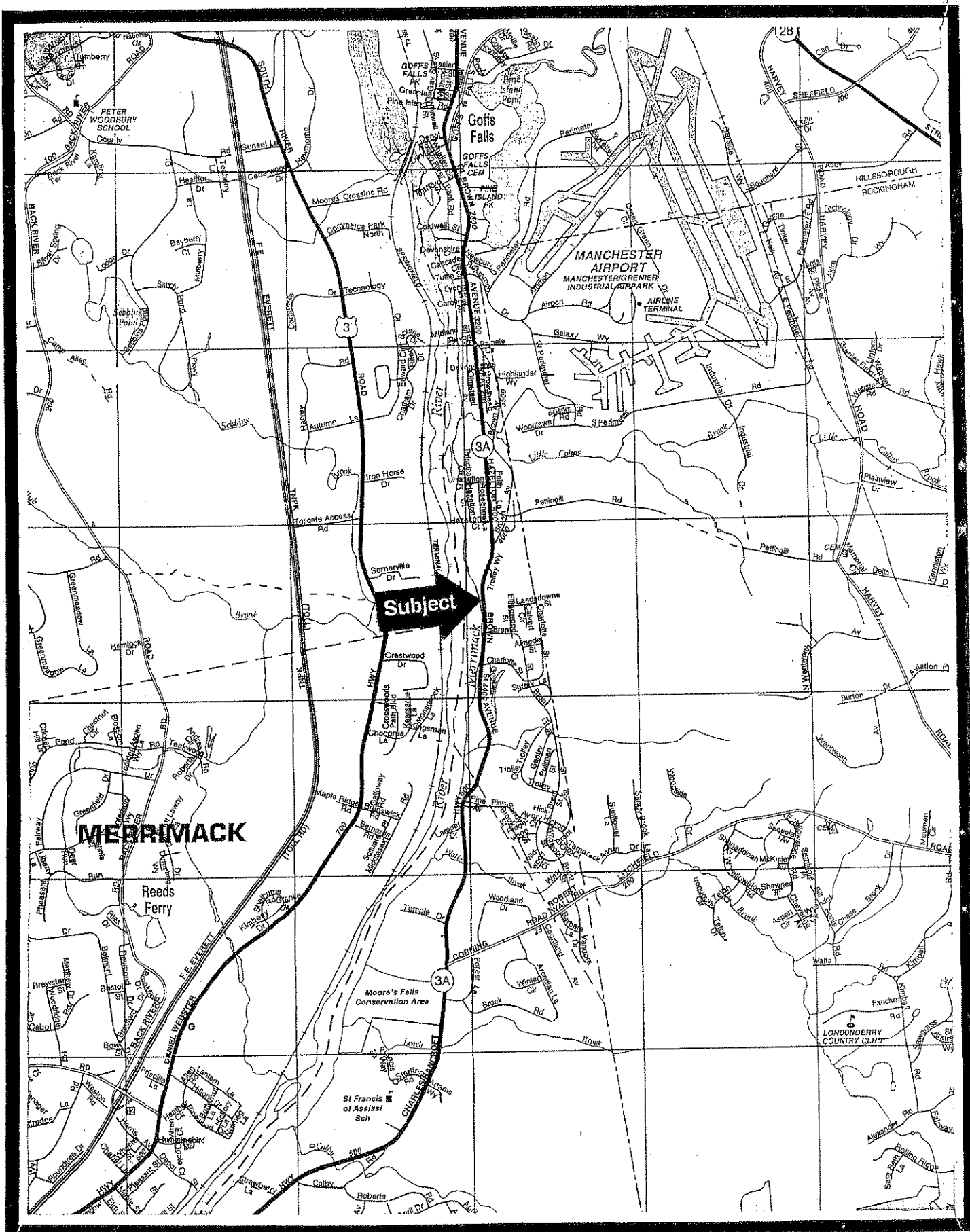
Public Service of New Hampshire supplies electricity to the city. Natural gas is supplied to portions of the city by Manchester Gas and Keyspan. City water is supplied from Massabesic Lake by the Manchester Water Works. The city also operates a sewer system and municipal treatment plant. Bell Atlantic provides local telephone service.

Interstates 93 and 293 run north-south through Manchester. U.S. Route 3 and State Highways 101, 3A, 114, and 28 provide access to surrounding communities. The Manchester Airport is served by seven carriers, including Northwest Airlines, Southwest Airlines, Continental, United Airlines and USAir. A new terminal was completed in 1994 and expanded in 1999. The lengthening of the runways was completed in late 2003 to accommodate larger jets. Plans are under consideration for improving local and regional access to the airport. Construction of a new connector road with the Everett Turnpike is scheduled to begin construction in 2005/2006.

The city has a new downtown civic center, which hosts minor league hockey, other sports, entertainment, and other events. The Mall of New Hampshire is a regional shopping center serving Manchester and surrounding communities. There are 36 municipal parks in the city. There are six swimming pools, two indoor skating rinks, 13 tennis courts, three golf courses, three bowling centers, and one ski area in the city. Cultural attractions include the Currier Gallery of Art, Manchester Institute of Arts and Sciences, New Hampshire Symphony Orchestra and Stage One Productions. The Palace Theater hosts the orchestras and theater performances, as well as frequent performances by visiting artists and performing groups. There are also a number of art and craft galleries, movie theaters, and community events in the area.

The growth and strong economy in the region have resulted in Manchester's regular appearance on Money Magazine's list of the best places to live and work in America. Manchester was rated the number one place to live and work in the Northeast on the magazine's 1998 list. The city and region get top marks for job growth, employment opportunities, low crime rate, and housing appreciation.

In summary, given the limited amount of vacant land, only limited residential growth is expected for the foreseeable future. Some office, industrial and retail growth is expected due to the increased traffic through Manchester Airport.



Neighborhood Map

NEIGHBORHOOD ANALYSIS

The neighborhood analysis provides a bridge between the analysis of general influences on all property values and the study of a specific subject property. The goal of neighborhood analysis is to determine how the operation of social, economic, governmental, and environmental forces influence property values in the specific area in which the subject property is located.

The subject property is located in a primarily single-family residential area off Brown Avenue just southwest of the Manchester Airport. Industrial and residential uses are located south of Manchester Airport in Londonderry to the east.

Neighborhood Boundaries

The neighborhood boundaries are generally delineated as the areas on either side of Brown Avenue (U.S. Route 3A) from Airport Road/Perimeter Road on the north to the Litchfield town line on the south. These boundaries were established due to the change in uses north of Airport Road. The uses further to the north include a mix of commercial, industrial, multi-family and single-family detached uses. To the south, municipal sewer service is not available in the rural areas of Litchfield. Please refer to the discussion of the Distribution of Land Uses on the following page. A map illustrating the subject neighborhood is provided on the preceding page.

Linkage Attributes

Route 3A (Brown Avenue/Hazelton Avenue) is a two-lane arterial road which provides north/south access through the neighborhood. Route 3A widens to four lanes north of Airport Road in order to handle the higher traffic levels to and from the airport. It connects to IH-293 approximately one mile north of the neighborhood and extends south along the Merrimack River. This river provides a physical boundary on the west side of the neighborhood. Few bridges exist across the river. To the south, the next bridge over the river is located in Hudson approximately 13 miles to the south. Thus, Route 3 is a major collector road along the east side of the river.

Another bridge over the river has been proposed as part of a new access road for the airport. This bridge would connect with Route 3 and the Everett Turnpike on the west side of the river. This proposed bridge would be located on the tract of land just north of the subject tract. The connector road will have an access road which will connect to Route 3A just north of the bridge. Construction on this road is scheduled for 2005/2006. Once completed, it will increase traffic levels near the subject property and reduce the flow of traffic on Route 3A north of Airport Road.

Traffic along Route 3A varies considerably by location. From IH-293 to the entrance road to the Airport, traffic is heavily congested during rush hour times. Route 3A provides access to two industrial parks, the Manchester Airport, the Blue Cross/Blue Shield building, and several residential areas. The portion of Route 3A south of Airport Road carries primarily local traffic to several residential neighborhoods.

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The presence of IH-293 just north of the neighborhood provides easy access to the greater Manchester area and central New Hampshire. IH-93 provides freeway access from Manchester south to downtown Boston.

Distribution of Land Uses

As previously noted, the subject neighborhood is comprised primarily of single-family detached residential homes. These residential uses include older houses along Route 3A and newer residential developments in small subdivisions on either side.

Manchester Airport is a hub for local economic activity. The runways were recently lengthened allowing jets to use the east/west runway. The increased traffic of larger aircraft increased noise levels at the northern end of the airport. Many areas immediately adjacent to the airport or under the flight path have high noise areas with L_{DN} (day-night) noise levels over 65 decibels. The residential homes with high noise levels are older and were originally developed up to 50 years ago.

As previously noted, the NH Department of Transportation intends to building a connector road across the river on the tract immediately north of the subject property. After the bridge is complete, the State of New Hampshire will reportedly let the City of Manchester build a kayak park on the remaining land. The City of Manchester also owns the land along the river immediately south of the subject tract.

Life Stage of the Neighborhood

The majority of the residentially-zoned land is already developed. A few tracts of vacant land along the river still remain. As a result, the character of the uses in the area is not likely to significantly change in the foreseeable future. The only change is that a tract just north of the proposed bridge/connector road is planned for an extended-stay hotel due to its commercial zoning.

Public Services

Public water, electric, natural gas, and telephone services are available throughout the neighborhood. Fire and police protection are comparable among competing neighborhoods. Public transportation is available in the subject neighborhood. However, bus service is available north of the neighborhood along Route 3A, to the airport, and through the industrial park (Perimeter Road) surrounding the airport. The neighborhood is served by the Manchester Public School District. An elementary school is located along Goffs Falls Road.

Summary and Conclusion

The subject property is located in a mature residential area southwest of Manchester Airport. Much of the area has already been developed. Traffic along Route 3A will increase once the connector road is constructed connecting this area to the Everett Turnpike across the Merrimack River.

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ZONING ANALYSIS

The subject property is zoned "R-1B" Residential One-Family High Density District by the City of Manchester. The zoning classification allows for single-family detached residential uses, public schools, and municipal buildings. A manufactured housing park or subdivision may be allowed with a conditional use permit. The primary development regulations under this zoning classification are as follows.

Minimum Lot Area:	7,500 SF
Minimum Lot Frontage:	75 feet
Maximum Lot Coverage:	50%
Maximum Floor Area Ratio:	0.5:1
Maximum Height:	35 feet (2.5 stories)
Setback Requirements:	
Front Yard:	20 feet
Side Yard:	10 feet
Rear Yard:	30 feet
Shoreline Protection Act:	250 feet for septic systems.
Minimum Required Parking:	2 spaces off-street.

The City of Manchester treats the subject site as one lot for assessing purposes. The subject site was originally platted at 23 small lots (Lots 1 through 23 of Shoreland Acres) platted in March 15, 1923. It is uncertain whether the lots were officially merged into one lot. Since the City treats this property as one lot, it will be appraised as one lot in this analysis. As one lot, the subject site complies with the minimum lot size and minimum lot frontage.

According to the original plat in 1923, the site ranges in depth from 70 to 92 feet. However, based on a recent survey of a tract of land to the north, the river may have eroded 20 feet or more of the depth of the lot. Thus, the actual depth between the road and the river may be as little as 50 to 72 feet. At a depth of 50 feet, this portion of the site would have no buildable area after deducting the front and rear setback requirements. The remainder of the land would have little buildable depth.

No additional deed restrictions are known to exist on the lot.

TAX AND ASSESSMENT ANALYSIS

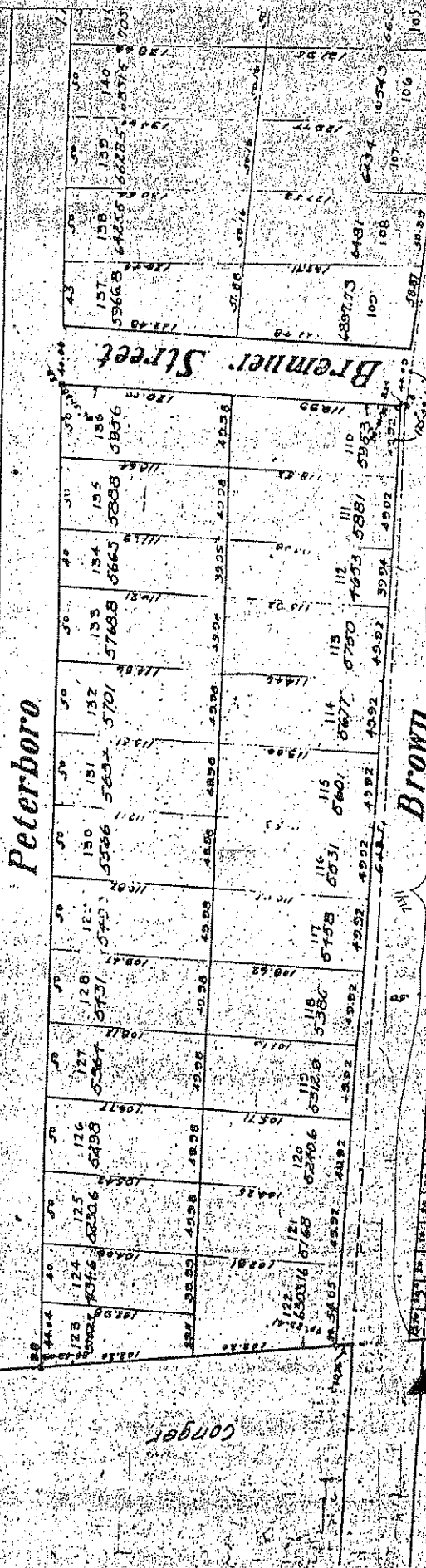
The subject property is under the taxing jurisdiction of the City of Manchester, Manchester Public School District, Hillsborough County, and the State of New Hampshire. The subject property is identified as being Tax Map 713/Lot 1. The assessed value of the subject property for 2004 is summarized below.

	Assessed Value Map 713/Lot 1
Land Value	\$267,150
Improvements	<u>+0</u>
Total	\$267,150
2003 Equalization Ratio	<u>÷ 0.571</u>
Implied Market Value	\$467,863

The implied market value by the Assessor's office is higher than the market value estimated herein. It is over-assessed. However, since the property is owned by the City of Manchester, the property is exempt from real estate taxes. The site is assessed as if it were a buildable tract of land. It should be noted that the tract of land immediately south of the subject site is assessed for only \$8,820 and has a stated lot size of 4,549 SF (or \$1.939 per SF). The tract of land immediately north of the subject site is assessed for only \$10,100 and has a stated lot size of 10,000 SF (or \$1.01 per SF). Applying a value of \$1.50 per SF to the subject site, its assessed value would be only \$62,700. Thus, the subject site is also over-assessed based on the assessments of the adjacent tracts.

The 2004 tax rate (per \$1,000 of assessed valuation) for these combined taxing entities is \$27.92. The rate is subject to change based on the outcomes of several court cases related to a new state-wide property tax which partially subsidizes local public schools. Since the property is exempt from taxes, no outstanding real estate taxes exist.

Peterboro



Subject

4 Plates

Plate No 1 85v

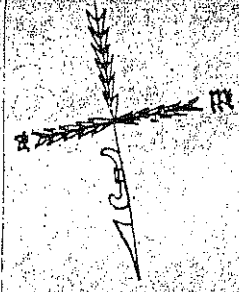
PLAN OF
SHORELAND ACRES
MANCHESTER NH

Fisher, Walsh & Rausch Corp.
Architects & Engineers
Boston, Mass.

Filed Mar. 15, 1923

Fig. 1
July 15, 1923

Merriam



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NATIONAL FLOOD INSURANCE PROGRAM


FIRM
FLOOD INSURANCE RATE MAP

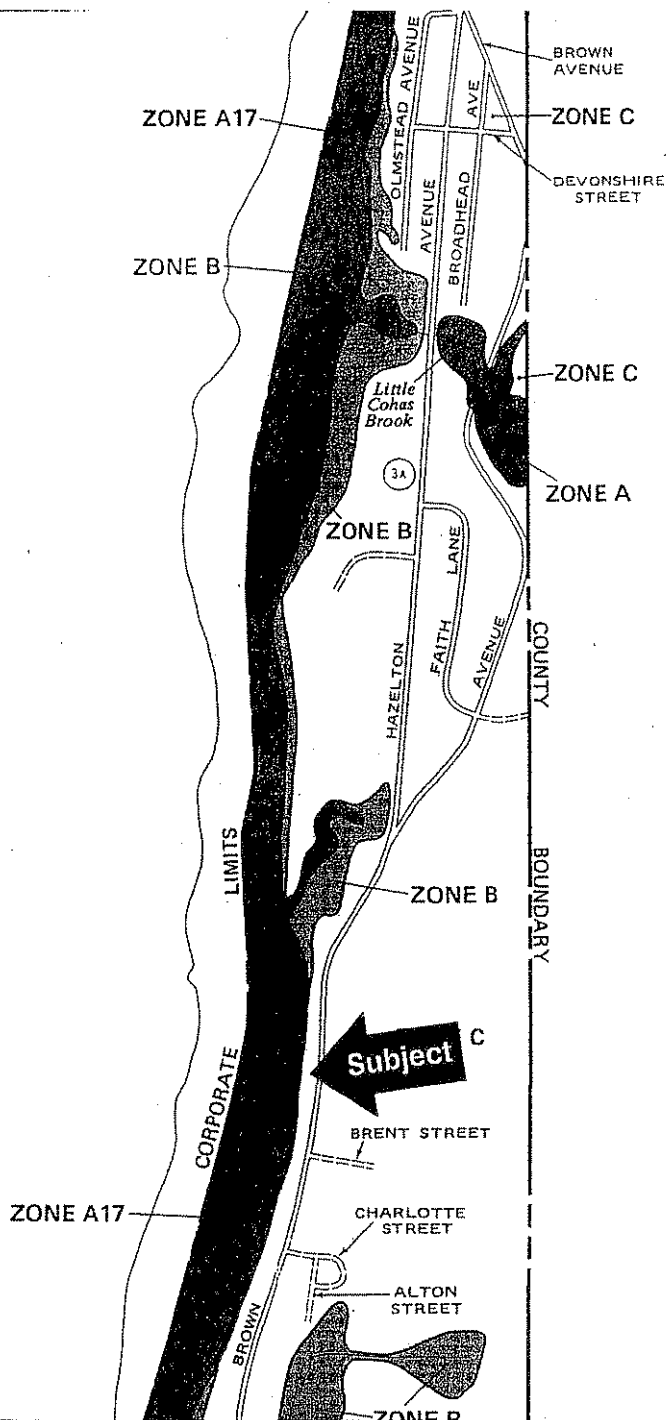
CITY OF
MANCHESTER,
NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PANEL 30 OF 30

COMMUNITY-PANEL NUMBER
330169 0030 B

EFFECTIVE DATE:
FEBRUARY 18, 1981

 federal emergency management agency
federal insurance administration



Flood Insurance Rate Map

SITE ANALYSIS

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The subject property consists of a narrow tract of vacant land between Brown Avenue (U.S. Route 3A) and the Merrimack River, north of Brent Street in Manchester, New Hampshire. According to the Assessor's tax map, the site has 544.7 feet of frontage and has a depth of 70 to 92 feet. However, if the subject site is similar to the land to the north, the area along the shoreline has eroded since the original plat in 1923. Based on surveys of a tract to the north, the depth of the lot may have decreased by 20 feet or more due to erosion. It is unlikely that the various government agencies would let the river be filled in order to return the land to its original depth when platted. Based on the current depth of the lot, there is little buildable area on the site after deducting the front and rear setbacks requirements under the zoning regulation. Please refer to the copy of the original subdivision plat which is presented on a preceding page.

The following information is a brief synopsis of the characteristics of the subject site.

Site Size/Dimensions: 41,800 SF (or 0.39 hectares) per the Assessor's property record card. This area is based on the dimensions shown on the original plat in 1923. The actual area of the site may be less due to a shallower depth. No recent survey of the land is available.

Several dimensions are known for the tract located just north of the subject site. The dimensions stated in the deed dated November 7, 1984 state that the original size was 100 feet frontage by 100 feet depth. However, the Assessor's Tax Map of the tract to the north shows that the land is only 43 to 44 feet deep. Another plan show the northern boundary (or depth) to be only 49 feet. Copies of these maps/plans are presented in the Addenda. Based on these documents, it is felt that the northern boundary of the subject site is at most 50 feet (which is significantly less than the 70 feet indicated on the plat).

If the erosion of the subject site is similar to the tract to the north, the size of this site is likely to be 30,000 SF or less. For this analysis, a size of 30,000 SF will be used barring a survey being performed.

Frontage: The tax map indicates that the site has 544.70 feet of frontage on Brown Avenue (U. S. Route 3A). The site also has a similar amount of frontage along the Merrimack River.

Access/Visibility: There is a guard rail owned by the City of Manchester in the right-of-way for Brown Avenue in front of the subject site. This guard rail is to protect motorists from accidentally falling down the steep slopes on the subject site. According to the Highway Department with the City of Manchester, this guard rail could be removed if the site is developed.

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Any potential development would likely require retaining walls and guard rails on the subject site. The front of the site has good visibility but the remainder of the site is substantially below street grade.

Topography:

The front edge of the site is relatively level and at street grade. The remainder of the site contains steep slopes down to the Merrimack River. Based on a topographic map of a tract to the north, the subject site appears to drop approximately 30 feet in elevation between its frontage along Brown Avenue and the river.

Floodplain Status:

A copy of FEMA's Flood Insurance Rate Map is presented on Page 38 of this report.

FIRM Panel #:

#330169-0030-B

Map Date:

February 18, 1981

Zone/Comments:

The area immediately along the river is designated Zone A17 (100-year flood plain). The remaining land is designated Zone C (area of minimal flooding).

Wetlands:

No wetlands appear to exist on the site due to the steep slopes.

Surrounding Land Uses:

The surrounding land uses include single-family detached houses to the east across Brown Avenue. On the west side of Brown Avenue, the tract of land to the north includes a narrow strip of vacant land with similar narrow depth and steep slopes and an older house on an older lot. The narrow strips of vacant land with shallow depths and steep slopes are located immediately to the south. Farther to the south, some single-family detached houses exist on deeper lots along the river.

The larger tract to the north is about to be acquired by the NHDOT for the construction of the proposed access road between the airport and the Everett Turnpike. If it were not for the taking of the land, the developer was proposed to develop the site with multi-family uses. The smaller lot to the north is to be taken for the construction of a kayak park. According to NHDOT regulations, these takings are not to be considered when appraising the subject property.

Utilities:

Utilities to the site are provided by the following:

Water:

City of Manchester

Sanitary sewer:

None. No municipal sewer line exists in this section of Brown Avenue. The sewer line for the homes across Brown Avenue is in an easement located at the rear of the lots. The closest sewer lines are near the intersection of Route 3A and Pettingill Road to the north or along Brent

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Street to the south. Due to the Shoreline Protection Act, no new septic systems may be located within 250 feet of the Merrimack River.

Electricity: Public Service of New Hampshire
Natural Gas: Energy North
Telephone: Verizon

Easements: No survey was provided to the appraiser. The tax deed does not indicate any easements. It is specifically assumed that no unknown easements exist which would adversely affect the value of the subject site.

Encroachments: None appear to exist.

Hazardous Materials: No Level I site assessment was provided to the appraiser. It is specifically assumed that no hazardous materials exist on the site which would adversely affect the value of the property.

Site Improvements: No improvements exist on the site. The site is heavily wooded.

In summary, the primary limiting factor of the subject site is its shallow depth and steep slopes. After deducting for the front and rear setback requirements under the zoning ordinance, little buildable area remains. Even if the City owns the portion of the river that was originally part of the subject site, it is uncertain whether the state and federal agencies would allow that portion of the river to be filled. Even if these agencies would allow the river to be filled, the filling of the site to allow for a suitable foundation for a building would be expensive and is not likely to be economically feasible. For this analysis, no filling of the land in the river is assumed herein. Finally, the subject site is not served by a municipal sewer line and no septic system would be allowed on the site. The extension of a sewer line to the subject site would also be expensive.

Photographs of the subject property are presented in the Addenda.



ANALYSIS OF DATA AND CONCLUSIONS

HIGHEST AND BEST USE

The fundamental concept of highest and best use may be defined as:

*"The reasonably probable and legal use of vacant land or an improved property which is physically possible, appropriately supported, financially feasible, and results in the highest value."*³

In determining the highest and best use of the site or property, the appraiser should consider, when applicable, the effect on use and value of the following factors:

1. *the physical adaptability of the property;*
2. *existing land use regulations;*
3. *reasonably probable modifications of such land use regulations;*
4. *economic demand and supply;*
5. *documentable property value trends; and*
6. *optimal uses of the property.*

These six factors are individually discussed as follows:

Existing Land Use Regulations/Reasonably Probable Modifications of Such Regulations

As vacant, the "R-1B" Residential One-Family High Density District by the City of Manchester. The zoning classification allows for single-family detached residential uses, public schools, and municipal buildings. A manufactured housing park or subdivision may be allowed with a conditional use permit. Given the single-family uses located across the street, no changes in the zoning are likely. Again, although it is uncertain whether the original lots were legally merged, the subject site will be treated as one lot since the City treats it as one lot for assessing purposes. Based on the front and rear setbacks under this zoning ordinance, little buildable area remains on the site. The site is further impacted by the Shoreline Protection Act. No new septic system may be located within 250 feet of the shoreline.

Physical Adaptability of the Property

The subject property is a narrow strip of vacant land located between Brown Avenue and the Merrimack River. According to the Assessor's tax map, the subject site has a depth of 70 to 92 feet. Based on the survey of a tract to the north, the current depth of the tract to the north is 49 feet or less. The depth of this tract appears to be relatively similar to the northern end of subject site. The southern end of the site has a slightly wider depth. In addition, there is a change in elevation of approximately 30 feet (from the road to the river) over this distance. Thus, there are steep slopes across the site. No

³Appraisal Institute, The Appraisal of Real Estate, Eleventh Edition, (copyright 1996), Page 50.

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municipal sewer line is located in this section of Brown Avenue. The extension of a sewer line to the site would be expensive.

Even if the City owns the portion of the river that was originally part of the subject site, it is uncertain whether the state and federal agencies would allow that portion of the river to be filled. Even if these agencies would allow the river to be filled, the filling of the site to allow for a suitable foundation for a building would be expensive and is not likely to be economically feasible. As previously discussed, no filling of the land in the river is assumed herein. Given these factors, the site is viewed as unbuildable.

Economic Demand and Supply/Documentable Property Value Trends

There is limited demand for unbuildable lots in this market area. Most unbuildable tracts are purchased by abutters for the expansion of their existing sites. The excess land can provide extra privacy or back yard space, additional space for parking, or solve encroachment, access or drainage problems. When the unbuildable lot has frontage on a river, pond or lake, it can provide a recreational or view amenity. The value of the property is dependent on the type of potential recreational use and the ability of the buyer to take advantage of this use. The recreational uses include only a view amenity at one extreme to canoe or boat access at the other extreme. An intermediate use would be as a fishing site. In the northern portion of the state, landlocked tracts with deeded pedestrian access are often sold for hunting purposes.

In regards to the subject property, the site has approximately 540 to 550 feet of frontage on the Merrimack River. However, the steep slopes and the lack of parking along the road reduce its appeal. A staircase would need to be built to provide access down from the street to the water. If not purchased by an abutter, retaining walls, fill dirt, and additional guard rails would be needed to provide parking along the road. The local potential buyers are limited. The NHDOT is about to buy the land to the north. The NHDOT is thinking about donating the excess land on the site to the north for the construction of a kayak park. If the subject site is also purchased, a longer continuous strip of land for the park could be created. The only other nearby property owners that may have an interest in the property are the homeowners located across the street. However, the need for the subject site would be reduced if a park is built on the adjacent land. The local residents could enjoy the river frontage without needing to purchase the subject site.

Few sales of unbuildable lots along a river have occurred. Value trends are difficult to establish.

Optimal Use

Based on these factors, the highest and best use of the subject site, as vacant, would be to sell the land to an abutter that wanted to expand their existing site. The subject tract would provide these tracts with additional river frontage. However, the subject site offers little development potential. The shallow depth does not provide a suitable building site. Only a small portion of the subject land (near the road) can be used for density purposes. According to Terry Harlacher (Chief Planner with the City

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of Manchester), the number of potential housing sites is estimated by taking the amount of uplands (gross acres less areas of wetlands and steep slopes) and deducting approximately 20% for roads. Since nearly the entire site is comprised of steep slopes, the small amount of level land would offer little development potential to an abutter. The abutters will not significantly benefit from the addition of the land. The land immediately to the north is a 100'-wide vacant tract with only 4,350 SF. The land to the south is only a 50'-wide lot. Both tracts have steep slopes and similar development problems. The City of Manchester owns the land further to the south.

Alternative buyers would be nearby residents who wanted the site for recreational purposes. However, if a kayak park is to be created on the land to the north, there is less need for the nearby owners to purchase the land for recreational purposes.

VALUATION PROCESS

The market value of the subject property was estimated by the use of the Sales Comparison Approach. The Income Capitalization and Cost Approaches are typically not appropriate when appraising residentially-zoned vacant land in this market.

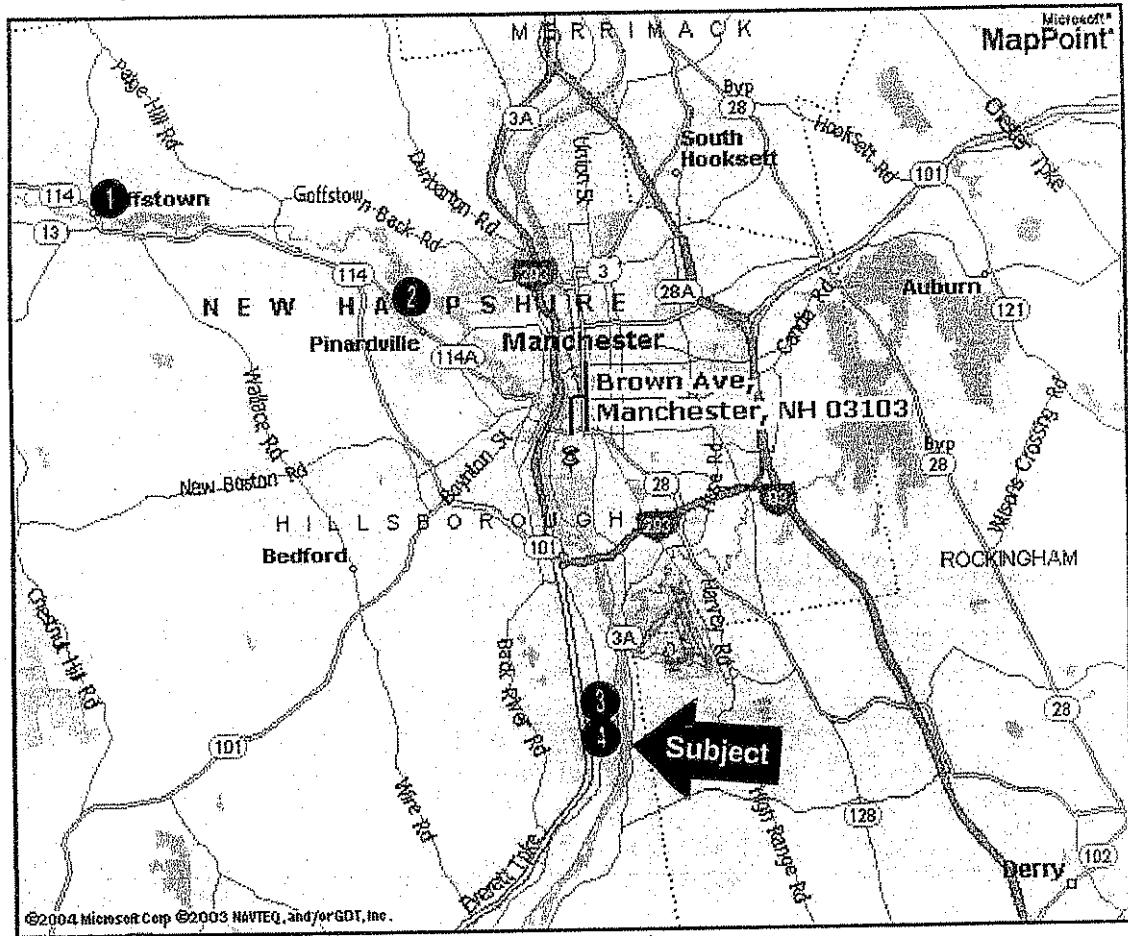
SALES COMPARISON APPROACH

The Sales Comparison Approach is used to estimate the value of the subject site. The subject site is a small unbuildable tract of vacant land. There is a scarcity of vacant unbuildable riverfront lots in southern New Hampshire. Only two recent sales of smaller lots could be verified. Instead of using sales from different areas of the state, older sales of larger tracts of unbuildable riverfront land located almost across the river from the subject property are presented to provide additional support.

The comparable sales will be analyzed in terms of sales price per lineal foot of river frontage. Based on the sales prices of Comparable Sales No. 3 and 4, little variation in sale price appears to occur for unbuildable lots due to the size of the land. These tracts are purchased for recreational uses. Their values appear to vary based on the amount of river frontage. In addition, these sales varied based on location (road access, views, and appeal of the surrounding land uses and general area), topography/utility of the water front, and size. The comparable sales used in this analysis are presented in the table on the following page. Photographs of the sales and copies of their proposed site plans are presented in the Addenda.

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<u>Sale No.</u>	<u>Date</u>	<u>Location</u>	<u>Size/ LF River</u>	<u>Sale Price</u>	<u>Comments</u>
<u>Small Land Sales with River Frontage</u>					
1	2/02	Mill Street Goffstown, NH (Part of Map 34/ Lot 115)	16,360 SF 200.65 LF	\$20,000 \$1.22/SF \$99.68/LF	This land is a lot line adjustment of the rear of two adjacent lots. Frontage = 200.65 feet on the Piscataquog River. The buyer is an abutter and wanted a larger back yard. The land had little flood plain but had a 6-inch force main easement through the northwest corner. Zoning: "R-1" District.
2	4/01	36 Shore Drive, Goffstown, NH (Map 22/Lot 1)	9,100 SF 150± LF	\$10,000 \$1.09/SF \$66.67/LF	This lot is a shallow lot which is unbuidable. Frontage = 150+ feet on the Piscataquog River and 130+ feet on Shore Road. Primarily level lot with good views. Zoning = "R-2" District. Flood plain. It was purchased by a relative of an abutter. Potential title issues.
<u>Larger Land Sales With River Frontage</u>					
3	12/99	Riverfront land with no access Bedford, NH (Map 35/Lot 10)	2.20 acres 920± LF	\$50,000 \$0.52/SF \$54.35/LF	A narrow strip of land between the Boston & Maine railroad tracks and the Merrimack River. Frontage = 920± feet. No road frontage. No utilities to the site. Zoning = "SI" District. It was purchased by a nearby church for recreational use.
4	12/98	Riverfront land with no access Bedford, NH (Map 36/Lot 8)	4.80 acres 209,088 SF 1,100± LF	\$52,000 \$0.25/SF \$47.27/LF	A strip of land between the Boston & Maine railroad tracks and the Merrimack River. Frontage = 1,100± feet. No road frontage. No utilities to the site. Zoning = "PZ" District. It was purchased by a nearby church for recreational use.
Subj.		Brown Avenue Manchester, NH (Map 713/Lot 1)	41,800 SF stated 30,000 SF assumed 545± LF estimated		Narrow stip of unbuidable land between Brown Avenue and the Merrimack River. Frontage = 544.7 feet on Brown Avenue and 540-550 feet on the Merrimack River. Steep slopes. No access to municipal sewer.



The following comments summarize the analysis of these sales.

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Small Riverfront Land Sales:

1. Land Sale No. 1 is a lot-line adjustment of riverfront land east of Mill Street along the Piscataquog River in Goffstown. The seller sold off part of their back yard with its river frontage to an abutter that wanted a larger back yard. This location is off of a quiet residential side street just east of downtown Goffstown. This location is superior to the subject location since the land is in a quiet residential area. The land has gentle to moderate slopes. Both lots have road frontage, access to utilities, and are improved with single-family houses. This land is back land and cannot be sold as a separate lot. However, it should be noted that the seller lost its river frontage by selling off the back land. This exchanged land is smaller and has less river frontage than the subject site.
2. Land Sale No. 2 is an unbuildable riverfront lot on the north side of Shore Drive along the southern edge of the Piscataquog River in Goffstown. This lot is in a quiet residential area with inferior quality older cottages and houses. The lot has good views and abuts calm open water. As a result, this location is considered superior since it does not abut a busy highway. The majority of the site is relatively level and at grade with Shore Drive. This site is very usable for recreational purposes. This site is smaller and has a smaller amount of river frontage. The site was purchased by a relative of the owners of the adjacent house (on Map 22/Lot 2).

Larger Land Sales With River Frontage

3. Even though Land Sales Nos. 3 and 4 are older, they are included in this analysis due to their close proximity to the subject property. They are located across the river and slightly north of the subject property. Both properties are strips of land between the Boston & Maine railroad tracks and the Merrimack River. Neither tract has access from a public road. The railroad company typically does not allow road crossings over its tracks except for public street or major developments. These tracts have commercial or industrial zonings. Both tracts along with a church property at the Bedford/Merrimack line were subsequently purchased by the NHDOT for the airport access road right-of-way and protection of an eagle's nesting habitat.

Land Sale No. 3 has 2.20 gross acres which is mostly in the 100-year flood plain and slopes steeply down to the river. A small area near the railroad tract has slight to moderate slopes and is not in the 100-year flood plain. This tract has 920 feet of river frontage which is larger than the subject site. It was purchased for recreational purposes. The sales price included \$10,000 cash and a charitable contribution of \$40,000. Although the buyer indicated that the sale price was at market, these terms may produce a less reliable value indication than a cash sale.

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Land Sale No. 4 has 4.80 gross acres and only a small portion of the site along the river is located in the 100-year flood plain. The remainder of the tract is level to gently sloping and partially cleared. It was located directly across the railroad tracks from the buyer's church property. The property was purchased for recreational purposes.

Terms of the Sales/Seller Financing

In all cases, the relative motivation of the buyer or the seller probably had a substantial impact on the final sales price. None of the sales were felt to be distressed. Based on the available data, it appears that most buyers and sellers acted in their own best interest given the limited marketability of each site. However, it appears that the seller of Sale Comp No. 1 may have unknowingly hurt the value of the remainder of their property by giving up its river frontage.

Except for Sale Comp No. 3, the sales involved cash to the seller. Sale Comp No. 3 involved \$10,000 in cash and a \$40,000 charitable write-off. As previously noted, these terms tend to be less reliable than cash sales.

Changes in Market Conditions

There are very few sales of separate unbuildable lots especially with river frontage. The limited number of sales makes it difficult to estimate an adjustment for changes in market conditions. The primary market for unbuildable lots for recreational purposes is abutters and nearby land owners. Some sales involve lot line adjustments. Values trends of buildable lots are felt to be inappropriate since the number of potential buyers significantly increases. Given the limited market for unbuildable land, it is typically a buyer's market except when the buyer needs the land to fix a problem.

In the following analysis, only Sales Comps Nos. 2, 3 and 4 will be used to estimate the market value of the subject property. These tracts were purchased for recreational purposes. Land Sale No. 1 increased the buildable area of the buyer's land and had a higher contributory value. It will not be used herein.

A comparison of the sales prices per lineal foot of river frontage show only a small variation in price for Sale Comps Nos. 2, 3, and 4 after adjusting for location. Sale Comp No. 2 has the higher value per lineal foot but has superior location, access and topography. Sale Comp No. 3 involved a partial charitable contribution. Given that these sales are non-buildable lots, it is felt that the market for these types of properties has not significantly changed since 2001. Based on these sales, no adjustment for market conditions will be used in this analysis.

Location Adjustments

Location adjustments are based on the differences in the views, surrounding housing values, and overall appeal of the area. Sale Comp No. 2 is located in quiet residential area. In contrast, the subject tract is located along a busy arterial road. As a result, the subject land has lower appeal for residential

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uses. Too few sales exist in order to estimate an exact adjustment. Based on conversations with residential appraisers, homes along busy arterial roads tend to sell for a 5% to 10% discount as else being equal. All of the loss in value should be attributable to the difference in the value of the land. For new homes, land values are approximately 30% of the value of the home. Thus, the adjustment for a busy arterial road should be in the range of 16.7% to 33.3%. For this analysis, downward adjustments of 25% will be made for Sale Comp No. 2.

For Sale Comps Nos. 3 and 4, the sites have no direct access to a highway. The owners of these site must walk across the railroad tracks to get to the site. These railroad tracks are used infrequently (only several times per week). Nevertheless, the railroad company is not likely to allow a road crossing over the railroad tracks without significant compensation (if at all). Given the limited sales, no direct basis exists for estimating suitable adjustments. However, the sales price per lineal foot of Sale Comp No. 2 tends to limit the size of any potential adjustment. It has frontage on a street as well as access to utilities. The presence of utilities should have little impact on the value of non-buildable land. Although somewhat subjective, Sale Comps Nos. 3 and 4 will be adjusted upward 10% due to their inferior access.

Topography/Utility of Waterfront

Adjustments should be made for the difference in utility of the waterfront or land between the comparable sales and the subject site. The subject site has steep slopes and no place to park along the road frontage. In contrast, Sale Comp No. 2 is unbuildable is flat, at street grade, and has frontage on calm water near a dam. Sale Comp No. 3 has moderate slopes down to the water's edge. Sale Comp No. 4 has steep slopes along the edge of the water but also a level area near the railroad tracks. Although the slopes of all three sales are superior to the subject site, Sale Comp No. 3 is most similar in topography to the subject site.

In analyzing the adjustments for this factor, the variation in sales price per lineal foot of river frontage will be analyzed between a level site (Sale Comp No. 2) and the site with the steeper slopes (Sale Comps Nos. 3 and 4). After adjusting for location, there is no difference in value per lineal foot between Sale Comps Nos. 2 and 3. There is a 13.3% difference in value per lineal foot between Sale Comps Nos. 2 and 4. This range sets the limits to the adjustments. Again, even the slope of Sale Comp No. 3 is superior to the subject site.

Based on this data, the adjustments for slope/utility of the waterfront are estimated to be -15% for Sale Comp No. 2, -5% for Sale Comp No. 3, and -10% for Sale Comp No. 4.

Size - Length of River Frontage Adjustment

After adjusting for location, values per lineal feet of river frontage for Sale Comps Nos. 2, 3, and 4 fall within a narrow consistent range. Although one would expect a general trend of increasing value per lineal foot as the frontage (and lot size) decreases, there appears to be little change over the range of frontages for these sales. Therefore, no adjustment will be made for this factor.

Value Estimate - Sale Price per Lineal Foot of River Frontage

For this analysis, the subject property will be analyzed based on the sale price per lineal foot of river frontage of the comparable sales. Given the recreational use of the property, the amount of river frontage is felt to be a good measure of the amount of amenity provided. Adjustments for location, topography/utility, and size will be made to adjust for the primary differences between the comparable sales and the subject property. The table on the following page summarizes the adjustments previously discussed.

Adjustment Grid - Sale Price per Lineal Foot of River Frontage

	<u>Subject</u>	<u>Sale Comp No. 2 Shore Drive</u>	<u>Sale Comp No. 3 Map 35/Lot 10</u>	<u>Sale Comp No. 4 Map 36/Lot 8</u>
Land Size (SF)	30,000 SF assumed	9,100 SF	2.20 acres	4.80 acres
River Frontage	545± feet	150 feet	920± feet	1,100± feet
Sales Price/LF		\$66.67	\$54.35	\$47.27
Terms of Sale	-	Cash to seller +0% title flaws +20%	Partial charitable contribution +0% assumed	Cash to seller +0%
Market Cond./Time	-	+0%	+0%	+0%
Adj. Sales Price/LF		\$80.00	\$54.35	\$47.27
Location	Busy Artery	Quiet residential -25%	No road access +10%	No road access +10%
Topo./Utility of the Water Frontage	Steep slopes	-15% level open water	-5% moderate slopes open water	-10% Half level, half steep slopes open water
Size (Length of Frontage)	545± feet	+0%	+0%	+0%
Total Adjustments		-40%	+5%	+0%
Adjusted Value/LF		\$48.00	\$57.07	\$47.27

The indicated adjusted value range for the comparable sales is \$47.27 to \$57.07 per lineal foot of river frontage. Sale Comp No. 3 involved a small amount of cash and a charitable contribution. It is given less weight. Based on this analysis, a value of \$48.00 to \$50.00 per lineal foot of river

frontage is felt to be appropriate for the subject site. Therefore, the market value of the subject site is estimated as follows.

<u>River Frontage</u>		<u>Value per L.F.</u>		<u>Indicated Value</u>
545 feet	x	\$50.00	=	\$27,250
545 feet	x	\$48.00	=	\$26,160
Rounded to,				\$27,000

RECONCILIATION AND FINAL VALUE ESTIMATE

The Sales Comparison Approach was utilized in estimating the market value of fee simple interest in the subject property, considered "as is". The following is a brief discussion of the value indication and comments on the reliability of this approach.

<u>Valuation Approach</u>	<u>Estimated Market Value</u>
Sales Comparison	\$27,000
Income Capitalization	Not Appropriate
Cost	Not Appropriate

The Sales Comparison Approach was based on sales that are representative of the prices being paid in the local marketplace. Although somewhat dissimilar in location, amount of river frontage, topography/utility, and size, these sales represent the best available sales which could be verified in the marketplace. Given the unique nature of the property (unbuildable waterfront land), few recent sales exist in the marketplace. The comparable sales were older than would be ideal but still provided consistent sale prices per foot of river frontage.

Based on this analysis, the market value of the fee simple interest in the subject property considered "as is", subject to the assumptions and limiting conditions set forth herein, as of March 25, 2005, is estimated to be \$27,000.

TWENTY SEVEN THOUSAND DOLLARS

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ADDENDA

SUMMARY OF QUALIFICATIONS
DUANE H. COWALL, MAI

PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS

Member, Appraisal Institute (MAI designation).

- Currently completed the continuing education requirements of the Appraisal Institute.
- Former Associate Instructor for the Appraisal Institute.

Certified General Appraiser - New Hampshire. (NHCG-136).

Certified General Real Estate Appraiser - Massachusetts. (CG-3962).

Certified General Appraiser - Maine. (CG00001166).

Certified General Real Estate Appraiser - Vermont. (License No. 080-0000192).

Real Estate Broker - New Hampshire (License No. 048180).

REAL ESTATE EXPERIENCE

Owner, Cowall Appraisal & Consulting, Bedford, NH. *(April 1996 to Present)*.

Commercial real estate appraiser and consultant.

- ° Performing appraisals on a wide variety of commercial real estate in the northeast U.S.
- ° Property tax abatement consultant.

Manager of Valuation and Property Tax Services, Coldstream Real Estate Advisors, Inc., Bedford, NH. *(August 1996 to July 1997)*.

Commercial real estate consultant performing appraisals, tax abatements, real estate brokerage and leasing, expert witness, and general consulting services.

Chief Appraiser, First NH Bank (Bank of Ireland First Holdings Inc.), Manchester, NH. *(July 1992 to April 1996)*.

Manager of the appraisal, appraisal review, and tax abatements functions for the bank.


- ° Responsible for the Approved Appraiser list as well as the bank's compliance with all FDIC, FIRREA, and USPAP regulations for appraisal related issues.
- ° Managed all property tax abatements for the bank.
- ° Managed a staff of three people.

Vice President, Farwell & Associates, Dallas, Texas. *(1990 to 1992)*.

Manager and a senior commercial real estate appraiser.

- ° Extensive experience providing real estate appraisals and consultations on a wide variety of commercial properties including large multi-tenant office buildings, office warehouses, apartments, condominium developments, land, land developments, hotels, nursing homes, and other special purpose properties.
- ° Appraised properties located in Texas, Oklahoma, Colorado, Massachusetts, New Hampshire, Rhode Island, and Vermont.
- ° Testified as an expert witness in Federal Bankruptcy Court.
- ° Management responsibilities included hiring and training of new appraisers, reviewing appraisals, and the purchasing of equipment for the firm.

Commercial Staff Appraiser, Crosson Dannis, Inc., Dallas, Texas. *(1984-1990)*.

- 
- ° Performed real estate appraisals and consultations on a wide variety of commercial properties.
 - ° Appraised properties located in Texas, Oklahoma, Colorado, Missouri, Kentucky, West Virginia, and Wisconsin.
 - ° Testified as an expert witness in Federal Bankruptcy Court.

Market Analyst, Pulte Home Corporation, West Bloomfield, Michigan; Dallas, Texas; and Denver, Colorado. (1981 to 1984).

- ° From 1983 to 1984, I performed major market studies involving demand forecasts, competitive analyses, site analyses, and product recommendations. Major market studies were performed in Denver, Seattle, Miami, and Baltimore. Specific site analyses were performed in Denver, Chicago, and Orlando.
- ° From 1981 to 1983, I worked as a construction superintendent/project manager which involved direct supervision of subdivision construction operations, managing personnel, budgeting, costing, and negotiating.

Chemical Engineer, Pennwalt Corp., Organic Division, Wyandotte, Michigan. (1978 to 1979).

- ° Duties included trouble-shooting process-related production problems and recommending design changes to improve production efficiencies.

Assistant Engineer, Babcock & Wilcox Co., Air Pollution Control Department, Barberton, Ohio. (1978).

- ° On-site supervisor of development of a new air pollution control system for western-coal power plants.

EDUCATION

University of Michigan, Ann Arbor, Michigan.

- ° M.B.A. in Finance. May 1981. (Top 20% of class).
- ° B.S.E. in Chemical Engineering. August 1977.

Hope College, Holland, Michigan. B.A. May 1976.



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



CAROL A. MURRAY, P.E.
COMMISSIONER

March 1, 2005

Duane H Cowall MAI
Cowall Appraisal & Consulting
5 Whitney CT
Bedford NH 03110

Re: Bed-Man-Lond-Merr #11512, Parcel 815

Dear Mr. Cowall:

We concur with your fee estimate and time frame for the above referenced parcel.
Your proposal indicated the following:

Appraiser	Duane H. Cowall
Fee:	\$2,500
Date of Completion:	3/31/05

Please proceed with the assignment as proposed and contact me immediately if you anticipate any delays. A timely submission is critical to our schedule, and late submissions will be subject to penalties unless we have agreed to a later completion date.


If you need assistance please contact these individuals directly:

Plans:	Victoria Chase	271-3222
Title Abstracts:	Keith Lemire	271-6577

Thank you for your prompt response. If you have any other questions, please call me at 271-1083. We look forward to working with you.

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Very truly yours,



Harry C. Hadaway, Jr.
Chief Right of Way Appraiser

Enclosures

HCH/hch
Bureau of Right-of-Way
J.O. Morton Bldg. - Rm. 100
7 Hazen Drive, Concord, NH 03302-0483
Tel.: (603) 271-1083

cc: RFP File

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-1007-

KNOW ALL MEN BY THESE PRESENTS

That I, William O. Corbin, Collector of Taxes for the City of Manchester, in the County of Hillsborough and State of New Hampshire, for the year 1940 by the authority in me vested by the laws of the State, and

In consideration of ONE DOLLAR to me paid by the City of Manchester do hereby sell and convey to the said City of Manchester, its heirs and assigns, a certain tract or parcel of land situated in Manchester aforesaid, and described by the Assessors as follows, to wit: Lot 150 Brandon

Formerly taxed under the name of Frederick A. Verville

The whole of the above real estate ^{was} bought by the City Solicitor of Manchester, N. H., in favor of the said City of Manchester, N. H. at a Tax Collector land sale held at the City Hall in said City of Manchester, N. H., on the seventh day of September one thousand nine hundred and thirty-eight.

TO HAVE AND TO HOLD the said premises with the appurtenances, to the said City of Manchester, its heirs and assigns forever. And I do hereby covenant with the said City of Manchester that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the sixteenth day of September, in the year of our Lord, one thousand nine hundred and forty

Signed, sealed and delivered in the presence of:
Beatrice F. LaFlamme William O. Corbin seal
Cecile C. Hould Tax Collector.
STATE OF NEW HAMPSHIRE, HILLSBOROUGH, ss. September 16, 1940

Personally appearing William O. Corbin, Collector of Taxes above named, and acknowledged the foregoing instrument to be his voluntary act and deed Before me Yvan R. Caron Justice of the Peace.

HILLSBOROUGH, ss.—Received and recorded, 4-45 P.M. September 16, 1940 and examined by *Donald Penney* Register.

KNOW ALL MEN BY THESE PRESENTS

That I, William O. Corbin, Collector of Taxes for the City of Manchester, in the County of Hillsborough and State of New Hampshire, for the year 1940 by the authority in me vested by the laws of the State, and

In consideration of ONE DOLLAR to me paid by the City of Manchester do hereby sell and convey to the said City of Manchester, its heirs and assigns, a certain tract or parcel of land situated in Manchester aforesaid, and described by the Assessors as follows, to wit:

Lot 83 Allen Street	Lots 37 to 42 Brown Avenue
Lot 71 Allen Street	Lots 43 to 48 Brown Avenue
Lots 81 to 83 Allen Street	Lots 25 to 27 Coburn
Lots 81 to 88 Allen	Lots 413 to 417 Columbia Road
Lots 1 to 6 Brown Avenue	Lots 418 to 424 Columbia Road
Lots 7 to 12 Brown Avenue	Lots 425 to 432 Columbia Road
Lots 13 to 18 Brown Avenue	Lots 433 to 439 Columbia Road
Lots 19 to 23 Brown Avenue	Lots 440 to 447 Columbia Road
Lots 24 to 28 Brown Avenue	Lots 448 to 455 Columbia Road
Lots 31 to 36 Brown Avenue	Lots 456 to 464 Columbia Road
	Lots 465 to 469 Columbia Road

Formerly taxed under the name of Edmund M. Warren. The whole of the above real estate was bought by the City Solicitor of Manchester, N. H., in favor of the said City of Manchester, N. H. at a Tax Collector land sale held at the City Hall in said City of Manchester, N. H., on the seventh day of September one thousand nine hundred and thirty-eight.

TO HAVE AND TO HOLD the said premises with the appurtenances, to the said City of Manchester, its heirs and assigns forever. And I do hereby covenant with the said City of Manchester that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

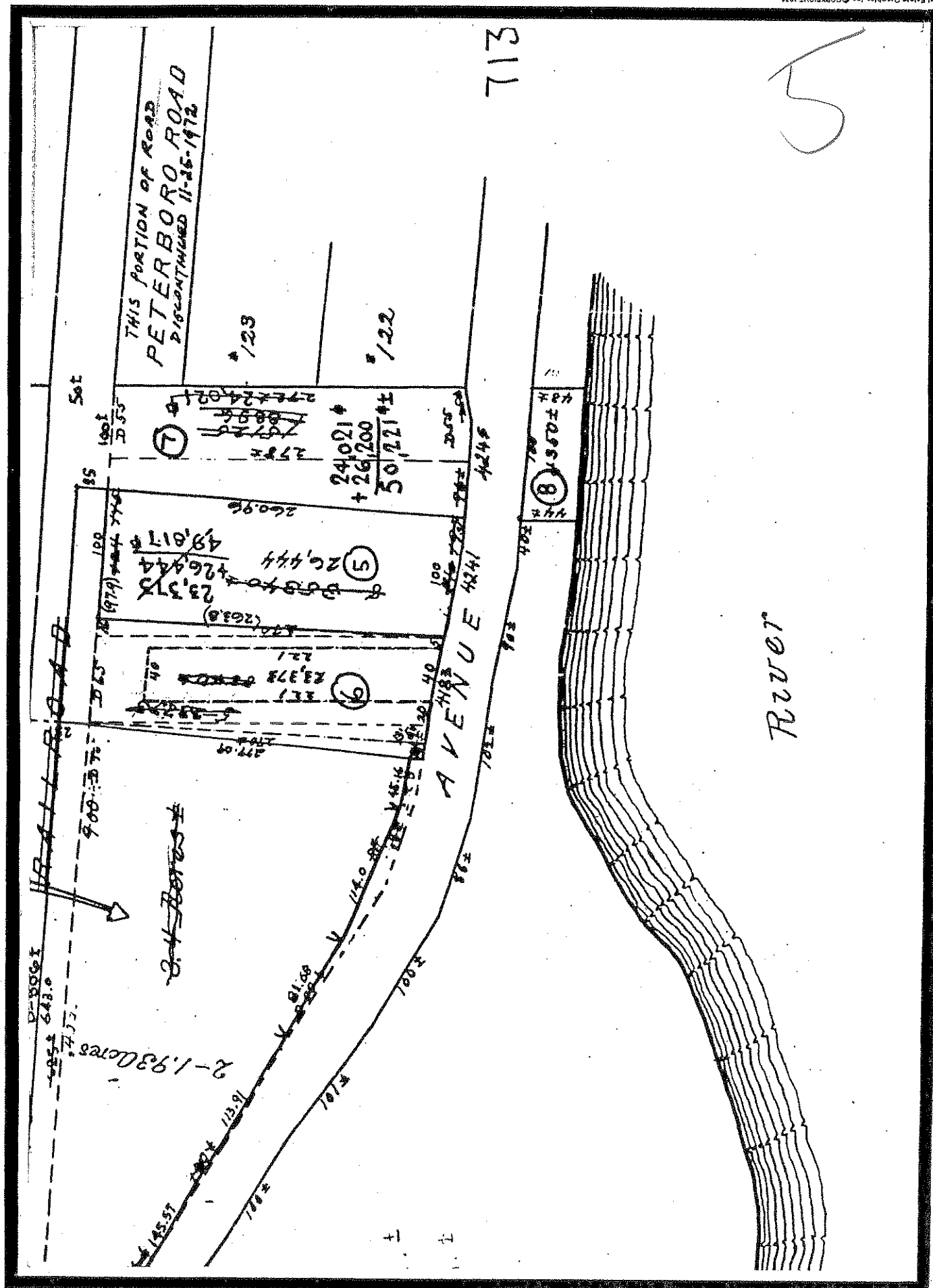
IN WITNESS WHEREOF, I have hereunto set my hand and seal, the sixteenth day of September, in the year of our Lord, one thousand nine hundred and forty.

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Vision ID: 21788

Bldg #: 1 Card 1 of 1 Print Date: 03/25/2005 11

THE UNIVERSITY OF CHICAGO PRESS

This image shows a dark, heavily textured surface, likely the cover or endpaper of an old book. The texture is grainy and uneven, with many small, light-colored specks and fibers visible against the dark background. A vertical strip of lighter, possibly white or light gray, material runs along the right edge of the image, suggesting a hinge or a different material used for the spine or binding. The overall appearance is aged and worn.

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SUMMARIES OF THE COMPARABLE SALES

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LAND SALE COMPARABLE NO. 1

Location/Address: East of the east end of Mill Street on the north side of
Piscataquog River
City: Goffstown
County: Hillsborough
State: New Hampshire
Map Reference: A portion of Tax Map 34/115 was subdivided off and
combined with Tax Map 34/Lot 124-1 (Sheet 27)

Grantor: Deborah L. Heiden
Grantee: Donald A. and Cathleen Ball II
Date of Sale: 2/20/2002; recorded 2/25/2002
Deed Recorded: Book 6587/Page 168
Deed Type: Warranty deed.
Total Sale Price: \$20,000.
Tax Stamps: \$300.
Terms of Sale: Cash to the seller. No mortgage was recorded at time of sale.
Cash Equivalent Sale Price: \$20,000.
Sale Price per Square Foot: \$1.22/SF.
Sale Price/Foot of River Frontage: \$99.68/LF.

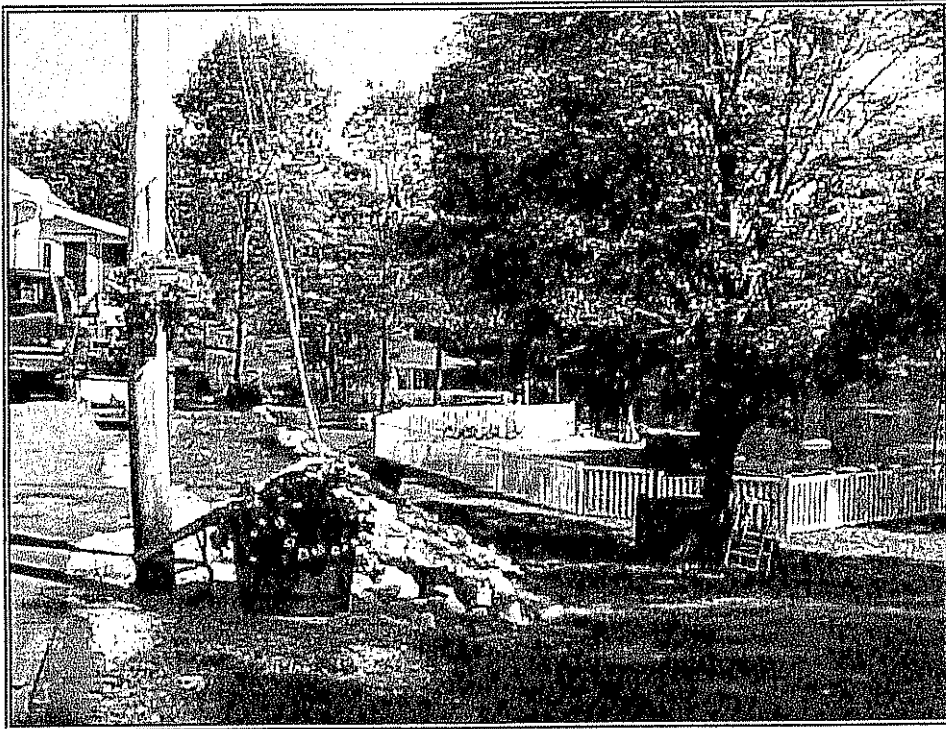
Property Description:
Land Size: 0.376 gross acres (or 16,360 SF) per the site plan.
Flood plain: Only a small area immediately along the river is located in the
100-year flood plain.
Zoning: "R-1" Medium Density Residential District.
Road Frontage: None.
River Frontage: 200.65 feet on the Piscataquog River.
Shape: The site is irregular in shape.
Topography: The northwest corner of the site is at street grade. The south
and east sides slope down to the river.
Utilities: Municipal water, electricity, and telephone are available to the
grantor's and grantee's lot.
Easements/Encumbrances: An easement for a 6-inch force main runs across the northwest
corner of the site.

Verified By: Deed/Lot Line Adjustment Plan/Assessor. Grantor and grantee
could not be reached due to unlisted telephone numbers. No
broker was reportedly involved.

Comments:

This sale is a lot line adjustment between two abutting tracts. As a result of the lot line adjustment, the seller no longer has direct access to the Piscataquog River. The grantee has a larger back yard. The plan for the lot line adjustment was approved by the Town on February 14, 2002.

11



Land Sale No. 1: Rear of Map 34/Lot 124-1, Mill St., Goffstown, NH.



5

LAND SALE COMPARABLE NO. 2

Location/Address: North side of Shore Drive, east of Moose Club Park Road.
(south side of Piscataquog River)
City: Goffstown
County: Hillsborough
State: New Hampshire
Map Reference: Tax Map 22/Lot 1 (Sheet 44)

Grantor: Joan M. Roy, et al
Grantee: Priscilla Field
Date of Sale: 4/13/2001; recorded 4/16/2001
Deed Recorded: Book 6394/Page 1653
Deed Type: Quitclaim deed.
Total Sale Price: \$10,000.
Tax Stamps: \$150.
Terms of Sale: Cash to the seller. No mortgage was recorded at time of sale.
Cash Equivalent Sale Price: \$10,000.
Sale Price per Square Foot: \$1.09/SF.
Sale Price/Foot of River Frontage: \$66.67/LF.

Property Description:

Land Size: 0.21 gross acres (or 9,100 SF) per the Assessor's property record card..
Flood Plain: The entire lot is located in the 100-year flood plain.
Zoning: "R-2" High Density Residential District.
Road Frontage: 130 feet.
River Frontage: 150± feet on the Piscataquog River.
Shape: The site is irregular in shape.
Topography: The majority of the site is level and at street grade. The north edge of the site slopes down to the river.
Utilities: Municipal water and sewer. Public electricity and telephone.
Easements/Encumbrances: An emergency water fill pipe appears to exist for the use by the fire department.

Verified By: Grantee thru PA-34/Deed/City Records

Comments:

This sale is of an unbuildable lot on the Piscataquog River. The site has no buildable area after deducting front and rear setback requirement as well as the shoreline Protection Act setback requirement. The lot is in the 100-year flood plain. It was purchased by a relative of an abutter for recreational purposes. The site is located on a calm section of the river near a dam. A Town official also indicated that there may be flaws in the title to the site. A prior owner had tried to sell off portions of the site without first obtaining subdivision approval. The town did not recognize these prior invalid deeds. This deed is for the entire site.

LAND SALE COMPARABLE NO. 3

Location/Address: West shore of the Merrimack River south of Technology Drive
City: Bedford
County: Hillsborough
State: New Hampshire
Map Reference: Tax Map 35/Lot 10

Grantor: 03110 New Hampshire Realty Trust
Grantee: Faith Christian Center Inc.
Date of Sale: 12/10/1999; recorded 1/4/00
Deed Recorded: Book 6197/Page 1992
Deed Type: Warranty deed.
Total Sale Price: \$10,000 cash and a \$40,000 charitable contribution.
Tax Stamps: \$150.
Terms of Sale: See terms above.
Cash Equivalent Sale Price: \$50,000 based on comments by the grantor.
Sale Price per Square Foot: \$0.52/SF.
Sale Price/Foot of River Frontage: \$54.35/LF.

Property Description:

Land Size: 2.2 gross acres per the Assessor's property record card..
Flood Plain: A narrow strip along the river is located in the 100-year flood plain. The remainder of the site is located in the 500-year flood plain.

Zoning: "SI" Service Industrial District.

Road Frontage: None. The west side of the site borders the Boston & Main railroad line. The site has no vehicle access across the railroad tracks.

River Frontage: 920± feet on the Merrimack River.

Shape: The site is irregular in shape.

Topography: Steep slopes along the river. An area near the railroad tracks has only slight to moderate slopes.

Utilities: None.

Easements/Encumbrances: None known.

Verified By: Ryk Bullock for Grantor/Deed/PA-34/City Records

Comments:

This site is a strip of land between the Boston & Maine railroad tracks and the Merrimack River. The grantee owned a nearby church on the other side of the railroad tracks and purchased the site for recreational uses. The property was acquired on June 12, 2002 by the NHDOT along with the church property and another waterfront tract for the construction of the proposed access road between the Everett Turnpike and Manchester Airport. At the time of the 12/99 sale, there was no eagle's nest in this area. By the 6/02 sale, a bald eagle's nest had been created nearby and this tract was in the buffer zone.



Land Sale No. 3: Map 35/Lot 10, Bedford, NH.

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LAND SALE COMPARABLE NO. 4

Location/Address: West shore of the Merrimack River opposite the Boston & Maine railroad tracks from Somerville Drive
City: Bedford
County: Hillsborough
State: New Hampshire
Map Reference: Tax Map 36/Lot 8

Grantor: Starfire Realty Trust & TMB Realty Trust
Grantee: Faith Christian Center Inc.
Date of Sale: 12/22/1998; recorded 12/31/98
Deed Recorded: Book 6047/Page 298
Deed Type: Warranty deed.
Total Sale Price: \$52,000.
Tax Stamps: \$520.
Terms of Sale: Cash to seller. No mortgage was recorded at time of sale.
Cash Equivalent Sale Price: \$52,000.
Sale Price per Square Foot: \$0.25/SF.
Sale Price/Foot of River Frontage: \$47.27/LF.

Property Description:

Land Size: 4.8 gross acres per the Assessor's property record card..
Flood Plain: A narrow strip along the river is located in the 100-year flood plain. The remainder of the site is located in the 500-year flood plain.
Zoning: "PZ" Performance Zone District.
Road Frontage: None. The west side of the site borders the Boston & Main railroad line. The site has no vehicle access across the railroad tracks.
River Frontage: 1,100± feet on the Merrimack River.
Shape: The site is irregular in shape.
Topography: Steep slopes along the river. A large level and cleared area is located near the railroad tracks.
Utilities: None.
Easements/Encumbrances: None known.

Verified By: PA-34/Deed/City Records

Comments:

This site is a strip of land between the Boston & Maine railroad tracks and the Merrimack River. The grantee owned a church on the other side of the railroad tracks and purchased the site for recreational uses. The property was acquired on June 12, 2002 by the NHDOT along with the church property and another waterfront tract for the construction of the proposed access road between the Everett Turnpike and Manchester Airport. At the time of the 12/99 sale, there was no eagle's nest in this area. By the 6/02 sale, a bald eagle's nest had been created nearby and this tract was in the buffer zone.



Land Sale No. 4: Map 36/Lot 8, Bedford, NH.

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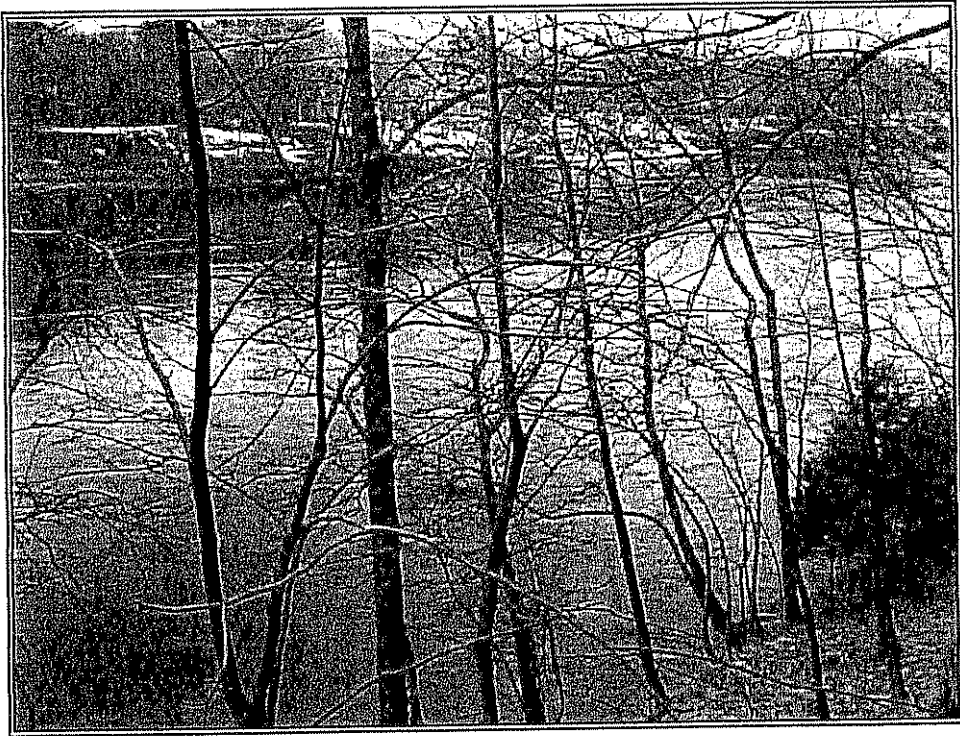
PHOTOGRAPHS OF THE SUBJECT PROPERTY



Typical street scene of Brown Avenue in front of the site.



View of the site with steep slopes down to the river.



View of the Merrimack River adjacent to the subject site.

Richard E. Exline
1832 Candia Road
Manchester, NH 03109

05 NOV 15 19:20

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Committee on Lands and Buildings
Board of Mayor and Aldermen
c/o Leo R. Bernier, City Clerk
One City Hall Plaza
Manchester, NH 03101

November 14, 2005

RE: Property at 1832 Candia Road, Purchased April 2000.

Dear Committee Members:

I was advised by Alderman Porter to write this letter in an attempt to explain the circumstances that have caused me a great deal of money and effort to try to cure the problem as it presently exists, and was brought to my attention in July 2004.

I was represented badly at the closing by my attorney, and again by a faulty plan produced by a local land surveyor.

Problem number 1: There is a Right-of-Way passing through my land from the north to Candia Road. Before I discovered this I retained an architect to prepare a plan to add a two-car garage with a room above to the existing structure. This would allow me to convert my present two-car garage into a family room.

Problem number 2: I have requested, through my attorney, to submit plans to the City to allow me to purchase the 3,735 Square feet of land abutting my northern boundary so that my storage building (12' x 20') will be totally on my land. As it is now, it is partially on City land. All this came about when my first survey was faulty. I then retained another surveyor to correct the first survey. The second engineer produced a plan that was recorded, and then he informed me that it may not be accurate. So I hired a third surveyor, Joseph Wichert, L.L.S. Inc. to survey my land again. At this time I was represented by counsel, and I was asked to survey the abutting City land, which is about 10 acres in size, so the City could determine my plight.

Finally, after more than a year of effort, I have a house that I cannot improve or sell the property as it is considered unbankable by all of the attorneys involved in this matter for me. Please note the to date I have spent in excess of \$80,000 on

6 attorney fees and engineers and surveyors fees in an attempt to accomplish what seemed to be a simple request of the City and to rectify the mistakes of my former attorney.

The following history and details of this situation reflect the events over the past year as I attempted to correct the situation as it exists to what I thought was what I had purchased.

As you had previously requested, I made inquiry to the City of Manchester Department of Highways, who I was informed was acting as an agent for the City of Manchester. I have documentation from the Manchester Highway Department outlining the necessary requirements as well as a letter stating that these requirements have since been met. To further aid in clarification, I have enclosed a drawing that addresses all of the City of Manchester Department of Highways concerns and shows the overall scope of the properties in question.

I have been given the verbal endorsement of Alderman Paul Porter. I have also received a verbal endorsement from Alderman at Large, Mike Lopez. I have been reassured by Steven Johnson, Chairman of Parks and Recreation Commission for the City of Manchester, that this piece of land has been designated as surplus. I have retained the services of Joseph M. Wichert, a licensed land surveyor to assemble a lot line adjustment plan.

Please note that Mr. Wichert completed a preliminary survey of the entire 10 acres of City owned property (lot 522-5). The lot line adjustment plan as submitted would meet the requirements for submission to the Manchester Planning board for this type of minor lot line adjustment. The submitted lot line adjustment plan shows the 4 parcels that were excepted from the subject tract (Lots 522-1, 2, 3 & 493-23). The plan also shows the 2 right of ways, one being the 20' wide ROW across the Exline property and the other being the 20' wide access point from Groveland Avenue.

The plan shows the access points that currently exist. In addition to these areas, the City also owns 4 other properties that abut the 10 acres of City owned property (lot 522-5). It is clear that 2 of the properties (lots 492-16 & 20) are viable points of access to the rear lot. Also keep in mind that lot (522-5) abuts another City owned property to the east (lot 522-4) which has about 300 feet of frontage on Candia Road. The 20' wide access across my property and thru and out building which is over 20 years old and which was built with the proper building permits from the Manchester Building Department.

I have completed all that has been required by me of the by each of the various City leaders as well as the City itself. This is a problem that will continue until we can work together and resolve it. I have enclosed a copy of the plan and

would request that I be heard at the next meeting. I have also enclosed a copy of Mr. Wichert's Lot Line adjustment plan.

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I would appreciate it very much if you would approve of the conveyance of parcel "A" depicted on the attached to me and extinguish the right of way referenced above. If you need additional information, please do not hesitate to call. If you require a hearing on this matter kindly place me on your agenda as soon as possible and let me know the date.

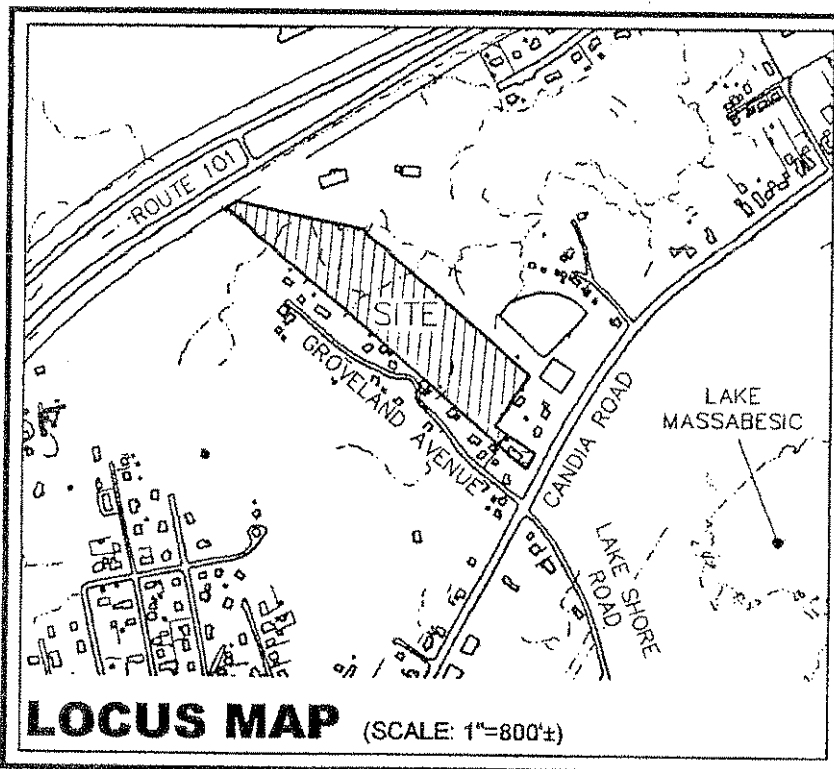
Thank you for your consideration.

Sincerely,



Richard E. Exline

cc: Daniel C. Proctor, Esq.
Steven M. Latici, Esq.
Thomas Arnold, Esq.
Peter N. Tamposi, Esq.
Daniel Muller, Esq.
Joseph M. Wichert L.L.S.
Henry R. Thibault, Alderman and Chairman Lands & Buildings Committee
Theodore L. Gatsas, Alderman
Frank Thomas, P.E. City of Manchester Public Works Director
James L. Dehart, General Counsel Attorney Discipline Office
Russell F. Hilliard, Defense attorney for Richard Thorner.
Richard Thorner, Esq. Wadleigh, Star and Peters Law Firm.
Paul Porter, Alderman
Mark E. Roy, Alderman
Ed Osborne, Alderman
Mike Lopez, Alderman at Large
Steve Johnson, Chairman City of Manchester Parks and Recreation Dept.
Ronald Ludwig Director, City of Manchester Parks and Recreation Dept.



OT #1

NOTES:

- 1.) THE SUBJECT PARCELS ARE: LOT #1 ON THE CITY OF MANCHESTER TAX MAP #522. THE OWNER OF RECORD IS RICHARD E. EXLINE OF 1832 CANDIA ROAD, MANCHESTER, NH. V. 6231 P. 1129; AND LOT #5 ON THE CITY OF MANCHESTER TAX MAP #522. THE OWNER OF RECORD IS CITY OF MANCHESTER PARKS & REC., 625 MAMMOTH ROAD, MANCHESTER, NH. V. 2212 P. 449.
- 2.) THE SUBJECT PARCEL IS ZONED R-1A. MINIMUM LOT SIZE IS 12,500 SQ. FT. MINIMUM LOT FRONTAGE = 100'. SETBACKS ARE AS FOLLOWS: FRONT = 25', SIDE = 20' AND REAR = 30'.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE & JULY OF 2005. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. THIS OFFICE HAS ONLY MADE BOUNDARY LINE DETERMINATIONS FOR LOT 522-1 AND PARCEL A.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOT LINE ADJUSTMENT BETWEEN LOT #1 AND LOT #5. APPROVAL OF THIS PLAN WILL NOT RESULT IN AN INCREASE IN THE NUMBER OF BUILDING LOTS.
- 5.) PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT BUT WILL HENCEFORTH BE COMBINED WITH AND BECOME PART OF LOT 522-1. SEE PLAN VIEW FOR SPECIFIC DIMENSIONS AND AREAS.

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Excerpt from 8/29/2005 L&B Meeting:

Communication from Atty. Peter Tamposi, on behalf of Richard Exline, requesting the conveyance of Parcel "A" and termination of an access easement.

Clerk Thibault noted that a communication from Frank Thomas regarding this item was distributed to Committee members on Friday and this evening a communication from Ron Ludwig of Parks & Recreation was distributed.

Alderman Porter stated this item came up in April and Parks & Recreation had some concerns with this as do I. There are other abutters along Groveland Street and I would like to move that we receive and file this communication.

Alderman Roy duly seconded the motion to receive and file.

Alderman Gatsas stated I guess I will let them plead their case. We let everyone else.

Peter Tamposi, Attorney, stated I represent Mr. Exline. I understand that the Aldermen have some concern about the abutter but I have to say that the abutter has not made his request known to us of his interest in purchasing this property. Mr. Exline began this process back in December of last year when the Parks & Recreation Department asked him to survey the property as well as the City property that we were seeking conveyance of. The Department of Highway subsequently asked us to undertake some engineering as well, both on Mr. Exline's property as well as the right-of-way by Candia Road. In the process Mr. Exline has spent over \$20,000 in engineering fees to provide the information requested by the City and as the Board will note on August 25 the Department of Highway issued a report favorable to the transfer of the property. Now this abutter has not made a formal request to this Board as I am aware of. He is, I believe, not here tonight. I don't think he spent the time and money that Mr. Exline has spent in engineering this property seeking this conveyance. I note that surveying the property was very difficult because of the right-of-way of Candia Road and Mr. Exline has literally gone through three engineers in the process. I think he is willing to share that information with the Department of Highway when the Candia Road widening occurs or continues. He has really undertaken a good faith effort to do everything he can to try to go through all of the levels to try to get this transfer approved. I will also note that there are two things we seek. We seek a termination of the right-of-way, as well as the lot line adjustment. I don't think anybody is opposed to the termination of the right-of-way. The right-of-way serves no purpose as the City has plenty of access as noted by the Department of Highway. The City has plenty of access to the property behind Mr. Exline's

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property so the termination of the right-of-way I think...the right-of-way itself has no effect other than to hinder Mr. Exline's ability to develop this property. It is also noted that with further widening of Candia Road it is probably likely that the City is going to have to take some additional land owned by Mr. Exline. He is willing to be agreeable in that process but he would see the termination of the right-of-way, as well as the lot line adjustment. We are only talking about .23 acre so less than 1/4 of an acre.

Chairman Thibault asked Alderman Porter in the process normally when you are going to get rid of land like that and there are abutters what is your normal procedure. Do they have to notify everybody that owns property?

Alderman Porter answered the Assessors don't make that determination. That would be made by either this Committee or the Board. The Assessors don't have anything to do with the actual marketing of property.

Chairman Thibault asked how about notification to the property owners in that area. Don't they all have to be notified?

Alderman Porter answered that is a legal question. I would think out of courtesy they should be and I don't think that the abutter would have any obligation to contact Mr. Exline's attorney if they are interested. I don't think that is at issue at all. As I recall this was not deemed surplus and Parks & Recreation voiced their opinion against selling this to anybody.

Alderman Osborne asked Mr. Arnold I am reading here from the City Clerk's Office that this was "not found surplus to City needs." What are they saying here?

Deputy Solicitor Arnold stated I believe that was the prior determination.

Alderman Osborne stated this is dated August 10, 2005.

Chairman Thibault asked who wrote that letter.

Alderman Osborne answered it came from the City Clerk's Office.

Atty. Tamposi stated if I may address that the City Clerk's Office did write that letter back in August but I believe they were referring to the minutes of the Committee back in January 2005. I agree that they did not directly find this property surplus to City needs but I will quote from the minutes Ron Ludwig of the Parks & Recreation Department said "we looked at this particular piece and given the configuration of the small parcel, there is like a little flag or tail on the end that kind of weighed into our decision to say that we could probably

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recommend it as surplus." He went on to say, "however we perhaps might look at other alternatives such as a minor lot line adjustment." There was no recommendation that I saw in the minutes that it was definitely not surplus property. It seemed like an exercise in equivocation to me. To address Alderman Porter's concerns, if this abutter is interested in purchasing the property we would be happy to have them be part of the process. If they want to make a bid, we will make a bid. We don't want to freeze anybody out.

Alderman Gatsas stated Mr. Tamposi if memory serves me right when I remember looking at this picture some six months ago and it has been sitting on the table for awhile, there was a building encroachment on both sides.

Atty. Tamposi responded that is correct Sir. There is a building encroachment on the City's property as well as on the neighbor's property. We have been in communication with the neighbor and we are not concerned about that. We are concentrating on reaching an agreement for a minor lot line adjustment there as well.

Alderman Gatsas asked the encroachment on the City side, how long has that been there.

Atty. Tamposi answered that has been there since the prior owner pulled a building permit in 1975 and put the shed there with the City's approval apparently.

Alderman Roy stated with all due respect to Atty. Tamposi and the homeowner my concerns have remained the same. This hasn't been deemed surplus and even though it is a small property the only access from the Candia Road side is the piece of property we are discussing. If anything was to ever go there that would tie it to the abutting Youngsville Park the only access would be through Groveland and through the residential neighborhood. While I know that is not something that the homeowner or the attorney would like to hear, I still don't believe that this access should be deemed surplus.

Alderman Osborne asked is there anybody here from the Assessor's Office.

Chairman Thibault answered Mr. Hamilton is here.

Alderman Osborne asked what did Mr. Tellier, when I asked him back then so what would correcting both of these involved he answered actually you are only correcting the City's portion of the encroachment. What did he mean by that?

Stephan Hamilton, Assessor, replied I wasn't privy to that discussion and I am not sure what he was talking about. Mr. Tellier was here at that point in time.

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Alderman Osborne responded I understand that but I thought you might know what he was talking about. He said, "the other portion of the encroachment is on private property. That is a problem for his neighbor and I don't believe it would affect the City at all."

Mr. Hamilton replied again I have no knowledge of what he meant by those statements.

Atty. Tamposi stated we can answer that question. We can show a map that would demonstrate exactly where the encroachment is. This is Joe Whichert a land surveyor hired by Mr. Exline.

Joe Whichert stated the reason I am here is we prepared the survey plan for Mr. Exline. What ends up happening just to address Alderman Roy's concern is the City owns currently four properties – Tax Map 492, Lots 12, 16, 18A and 20. As the Alderman pointed out those have direct access on to Groveland and don't go through Candia Road. The only thing I think that is probably worth pointing out is although the City has an access easement across Candia Road the owner would still have the fee interest. It is only 20' and it currently goes across his driveway so the capability of expanding that would probably be limited.

Alderman Porter stated I think the one important issue here is that it is Parks & Recreation land and they have expressed that we should not sell it.

Chairman Thibault responded I think that is going to have to be satisfied before we make any decision.

Atty. Tamposi replied if I may address that it is Parks & Recreation land and I understand that the Committee listens to their recommendations but the Committee also has a choice over that. All we are seeking to do is square up what is effectively a large sort of semi-rectangular piece with this tiny little portion that is in Mr. Exline's backyard. I submit that it has no use for the Parks & Recreation Department at all. I understand that Parks & Recreation is interested in holding on to all of their property in the long run but this parcel does nothing but hinge on Mr. Exline's ability to expand his property. He bought this with his fiancée hoping to put his family there and put an addition on it. In fact he hired an engineer to do the addition and it was the engineer who learned there was a problem with the lot line. So it is really I think a small parcel that doesn't effect the City's property at all but it means a lot to Mr. Exline who, as I said, has spent a lot of time and money trying to remedy the situation.

Chairman Thibault called for a vote on the motion to receive and file. The motion carried with Alderman Gatsas being duly recorded in opposition.

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CITY OF MANCHESTER
Parks, Recreation & Cemetery Department

625 Mammoth Road
Manchester, NH 03104-5491
(603) 624-6565 Administrative Office
(603) 624-6514 Cemetery Division
(603) 624-6569 Fax

COMMISSION

Stephen Johnson, Chairman
Sandra Lambert, Clerk
George "Butch" Joseph
Michael Worsley
Dennis Smith
Ronald Ludwig, Director

IN BOARD OF MAYOR & ALDERMEN

DATE: November 15, 2005

ON MOTION OF ALD. Porter

SECONDED BY ALD. O'Neil
refer to the Committee on
VOTED TO Lands and Buildings.

Debra L. Fay
CITY CLERK
Repa

November 15, 2005

Committee on Lands and Buildings
Board of Mayor and Alderman
C/O Leo R. Bernier, City Clerk
One City Hall Plaza
Manchester, NH 03101

Re: Property at 1832 Candia RD

Dear Alderman Thibault,

This is to inform you that the department supports the recommendation of the Parks, Recreation and Cemetery Commission to declare the property at the above address as surplus to our needs, which is currently part of Tax Map #522, Lot #5. Selling of the subject parcel given it's shape and size, (3,735 square feet), will square off the existing City property and will have no direct impact on the remainder of the larger parcel as identified above.

Sincerely,

Ronald E. Ludwig
Ronald E. Ludwig
Director



**City of Manchester
Department of Highways**

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission
Edward J. Beleski
- Chairman
Henry R. Bourgeois
William F. Kelley
Michael W. Lowry
William A. Varkas

Frank C. Thomas, P.E.
Public Works Director

Kevin A. Sheppard, P.E.
Deputy Public Works Director

December 16, 2004

Committee on Lands and Buildings
Board of Mayor and Aldermen
c/o Leo R. Bernier, City Clerk
One City Hall Plaza
Manchester, New Hampshire 03101

RE: PROPERTY AT 1823 CANDIA ROAD

Dear Committee Members,

We have reviewed the request of Attorney Peter Tampsosi to convey 0.23 acres to his client, Richard Exline, and to terminate a right of way over the Exline's land to the City's property. The property in question is shown in the Assessor's records as Map 522 Lot 5. It is approximately 10 acres of woodland between Candia Road and Route 101 and between Groveland Avenue and other land of the City. The City acquired this property May 1972 from Burton A. Cook (HCRD 2212-449).

The Highway Department has the following comments:

- Other than a sketch, the subdivision plan fails to show the boundaries of the remaining City land after the subdivision. As the subject of subdivision the boundaries of the City land must be shown.
- The deed granting the land to the City is subject to 2 rights of way and 4 land exceptions. It would be necessary to identify the location of those grants in relation to the City's boundaries to be assured they are not in the area of this request.
- There appears to be only two access points into the City's land. The 20' access from Candia Road, subject of this proposal, would be eliminated. The second access is a 20' unimproved strip of land next to 109 Groveland Avenue. The validity of the Groveland Ave access point should be assessed, as it is not referenced in the City's deed.

The proposal does not address the encroachment of the shed onto land of Map 522 Lot 2. Is it possible the shed will have to be moved even if the City conveys the land to Mr. Exline?

TOTAL P.02

6 If further information of this site id needed I can be contacted at the Highway Department, 624-6444 extension 301

Sincerely,

Frank Thomas

Frank Thomas, P.E.
Public Works Director



MANCHESTER WATER WORKS

281 LINCOLN ST., MANCHESTER, NEW HAMPSHIRE 03103-5093 Tel. (603) 624-6494

July 22, 2005

Board of Mayor and Aldermen
Committee on Lands and Buildings
City of Manchester
One City Hall Plaza
Manchester, NH 03101

RE: SURPLUS LAND SALE

Dear Aldermen:

The Board of Water Commissioners at their meeting on Wednesday, July 20, 2005, took action to declare as surplus to the department's needs, a 16±-acre parcel of land in Manchester on Karatzas Avenue. Enclosed for your information is a copy of staff's memorandum to the Board which discusses the parcel.

The action by the Board of Water Commissioners was taken as a result of a request made jointly by Dick Anagnost of Anagnost Companies, and Dick Dunfey of the Manchester Housing and Redevelopment Authority, for consideration of sale of the property at fair market value to the joint public/private partnership for the purpose of constructing additional "workforce housing" in the area. A copy of their June 7, 2005 letter is attached for your consideration.

The Committee's favorable consideration of the request including the necessary waiver to sell the property to the partnership, is therefore respectfully requested. The parties will be available at the next scheduled Lands and Buildings Committee meeting to explain the proposal and to answer any questions which the Committee may have.

Sincerely,

Thomas M. Bowen, P.E.
Director

TMB:ds

Enclosure

cc: C. Arthur Soucy, President, Board of Water Commissioners
Mayor Robert A. Baines
Dick Anagnost, Anagnost Companies
Dick Dunfey, Manchester Housing and Redevelopment Authority
Thomas Clark, City Solicitor
Robert Beaurivage, P.E., Assistant Director, MWW

BOARD OF WATER COMMISSIONERS

C. ARTHUR SOUCY
President

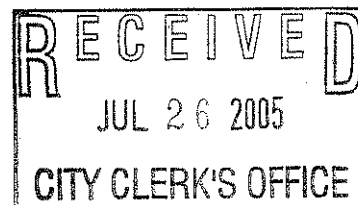
DONALD P. COUTURIER
Clerk

JAMES W. CRAIG
PATRICIA H. CORNELL
RICHARD M. BUNKER
LOUIS C. D'ALLESANDRO

Ex Officio
HON. ROBERT A. BAINES
Mayor

THOMAS M. BOWEN, P.E.
Director and Chief Engineer

ROBERT BEAURIVAGE, P.E.
Asst. Director




Memo

July 13, 2005

-7-
7-20-05

TO: BOARD OF WATER COMMISSIONERS

FROM:  THOMAS M. BOWEN, P.E., DIRECTOR

RE: KARATZAS AVE. LAND

At the June 29, 2005 meeting of the Board of Water Commissioners, a presentation was made to the Board by Dick Anagnost of Anagnost Companies, Inc. and Ken Edwards of the Manchester Housing Authority regarding their interest in purchasing the property at fair market value as a joint venture in order to construct workforce housing units on the property.

With regard to the Karatzas Avenue property, the following information is pertinent:

- The Manchester Water Works purchased the original 16.3-acre parcel in July of 1925.
- In 1961 approximately .4 acres of the parcel were sold to the State of New Hampshire as part of the I-93 and Rt. 101 construction project.
- There are two easements across the property in the vicinity of the eastern boundary, a 10-foot wide Public Service Company easement for the benefit of an abutter located to the north, and a 30-foot gas utility easement for the Northeastern Gas Transmission Company.
- The intended use of the property when purchased in 1925 was an alternate site for the construction of a high service storage reservoir that would be compatible elevation-wise with the high service system, that is the reservoirs located in Derryfield Park.
- On two occasions in the 1980s the parcel was declared surplus by the Board of Water Commissioners with appraisals sought in August of 1983, however, it is unclear why the property was not sold at that time.

As outlined at the June Board meeting, the procedure for the sale of Water Works' property is that it must first be declared surplus by the Board of Water Commissioners. The sale must then be approved by the Board of Mayor and Aldermen and in accordance with Section 34.21 of the City Code of Ordinances, it must be sold as a public offering unless the BMA determines that it would be in the best interest of the City to do otherwise.

IT IS THEREFORE RECOMMENDED THAT THE BOARD OF WATER COMMISSIONERS RENEW THEIR DETERMINATION THAT THE KARATZAS AVENUE PROPERTY IS SURPLUS TO THE DEPARTMENT'S OPERATIONAL NEEDS, AND SHOULD THE BOARD WISH TO CONSIDER THE OFFER FOR SALE TO THE ANAGNOST COMPANIES AND THE MANCHESTER HOUSING AUTHORITY AS A JOINT PUBLIC/PRIVATE PARTNERSHIP, THAT A LETTER BE FORWARDED TO THE BOARD OF MAYOR AND ALDERMEN SEEKING THE NECESSARY WAIVER FROM THE PROCUREMENT CODE.

bwomen4

Attachments

Manchester Water Works

281 Lincoln St., Manchester, NH 03103, tel. 603-624-6494, fax: 603-628-6020

OLD WELLINGTON ROAD APARTMENTS, LLC

33 SOUTH COMMERCIAL STREET, MANCHESTER, NH 03101

PHONE: (603) 669-6194 ✧ FAX: (603) 644-3657

7

Date: June 7, 2005

To: C. Arthur Soucy
President, Board of Water Commissioners
City of Manchester, Water Works
Business Office
281 Lincoln Street
Manchester, NH 03103

From: Dick Anagnost
Anagnost Companies

Dick Dunfey
Manchester Housing and Redevelopment Authority

Re: Karatzas Avenue Property

Dear C. Arthur Soucy,

Please accept this letter as a formal request to purchase the Water Works owned property containing 14 Acres more or less located on Karatzas Avenue and Old Wellington Road (Parcel # 551-13).

The parcel would be purchased by a joint public/private partnership between The Manchester Housing and Redevelopment Authority and The Anagnost Companies for the purpose of building workforce housing on the property.

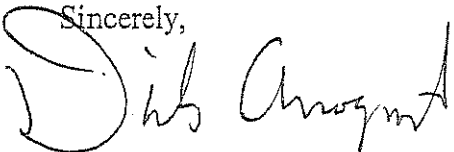
We are currently in the process of completing a similar project on Old Wellington Road on a parcel of Land formally owned by the City of Manchester.

We propose to purchase the property at Fair Market Value, subject to planning board approval. Fair Market Value would be determined by each of us hiring an independent M.A.I. Appraiser to establish its value.

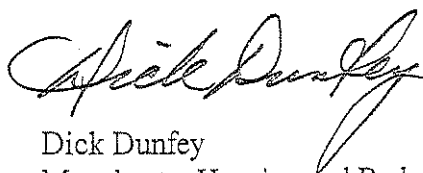
I am sure you are aware of the housing crunch in which Manchester finds itself at this time. The ability to utilize this excess piece of land (which is not to our knowledge part of the watershed) to cost effectively provide our teachers, firefighters, police officers, etc., a clean and affordable place to live would be a great advantage to the City of Manchester at this point and time.

We would be pleased to make a presentation to your board, should you so desire. Please contact me with any questions you may have.

Sincerely,



Dick Anagnost
Anagnost Companies



Dick Dunfey
Manchester Housing and Redevelopment Authority

City of Manchester, NH

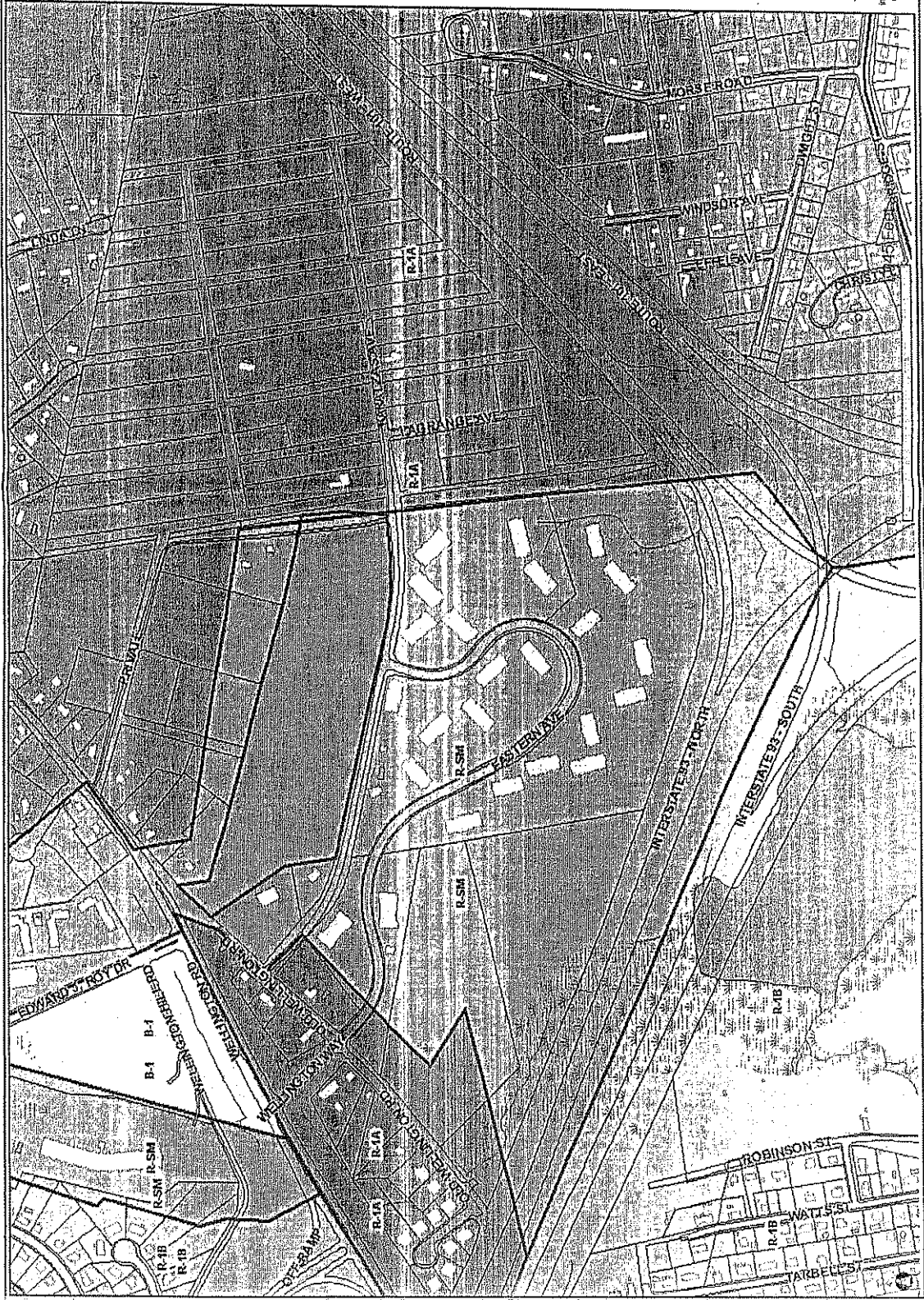
Geographic Information System

GIS Map Print

Karatzas Ave Zoning

Subject Property Data
 Last Issued: Jun 24, 2005
 GIS ID: 551-03
 Parcel ID: 551-03
 Owner: MANCHESTER WATER WORKS
 Location: WELLINGTON RD
 Account #: 4008242
 Co-Owner:
 Owner Addr: 241 LINCOLN ST
 Owner City: MANCHESTER, NH 03104
 Total Land Area: 14
 Land Value: 297,466
 Building Value: 0
 Total Value: 297,466
 Land Use: NON TAX C

Disclaimer
 The City of Manchester makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions or for results obtained from the use of the information.





CITY OF MANCHESTER

Planning and Community Development

Robert S. MacKenzie, AICP
Director

Planning
Community Improvement Program
Growth Management


Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

7

September 6, 2005

Committee on Land and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, N.H. 03101

RE: *Request by Anagnost Companies & MHRA to acquire city-owned TM 551, Lot 3 (16+/- ac.), on Karatzis Ave. for workforce housing*

Dear Committee Members:

Background: Responding to a request from a joint public/private partnership involving the Manchester Housing & Redevelopment Authority (MHRA) and the Anagnost Companies, who were seeking to acquire the above referenced property owned by the Water Works Department for the purpose of developing workforce housing, the Manchester Water Works Board of Commissioners, on July 20, 2005, declared the subject parcel surplus to the Department's operational needs. Later acting on the same matter, the Committee on Land and Buildings conditionally approved a motion which (a) found that the subject property was surplus to City needs and (b) recommended that the Board of Mayor and Aldermen (BMA) authorize the Water Works Director to enter into an agreement with the public/private partnership team for the sale of the subject parcel for the specific purpose of developing workforce housing. The Motion also required that the Committee and the BMA both mutually agree on a purchase price, that just cause be found to allow this property sale and that the Planning and Assessing Departments and the Tax Collector submit a report relevant to this matter.

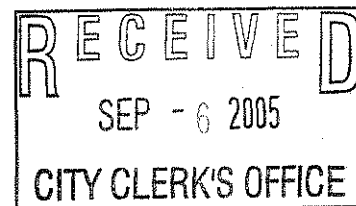
This is to provide the required report pursuant to Section 34.21.

Surplus Determination and Disposition: Seeing that the Water Works Commissioners and the Land and Buildings Committee have already declared the subject property surplus to Departmental and City needs, and keeping in mind the City's established policy of promoting workforce housing, and also aware of the positive workforce housing development track record which has already been established by the subject joint partnership team, it is the Planning Department's recommendation that Tax Map 551, Lot 13 be declared surplus and that the proposed sale be authorized as envisioned by the Land and Buildings Committee.

Sincerely,



Robert S. MacKenzie,
Director of Planning



One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov

7

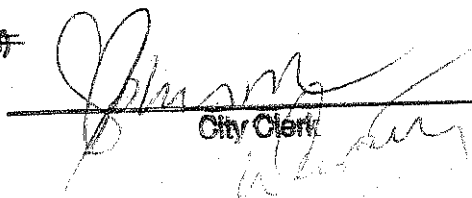
To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the Water Works Director be authorized to enter into an agreement with Anagnost Companies, Inc. and the Manchester Housing and Redevelopment Authority for the sale of 16+/- acres of property on Karatzas Avenue subject to the following conditions:

- 1) that the Committee and the Board of Mayor and Aldermen find the property surplus to City needs;
- 2) that the Committee receive reports from Planning, Tax Collector and Assessors as provided by law;
- 3) that the Committee and the Board of Mayor and Aldermen agree on the purchase price; and
- 4) that the proposed disposition of property provides for workforce housing and just cause is found to sell same to the aforementioned parties as is consistent with law.

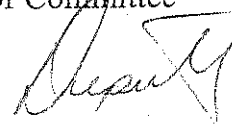
(Aldermen Roy, Gatsas and Thibault voted yea; Aldermen Osborne and Porter voted nay.)

At a meeting of the Board of Mayor and Aldermen
held Sept 6, 2005 on a motion of Ald. Roy
duly seconded by Ald. DeVries the report
of the Committee was accepted and its recommendations
(adopted) (~~denied~~)


City Clerk

Respectfully submitted,


Clerk of Committee


Deputy



CITY OF MANCHESTER

Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

Memo To: Planning Department
Board of Assessors
Tax Collector
City Solicitor

From: Carol A. Johnson
Deputy City Clerk

Date: September 16, 2005

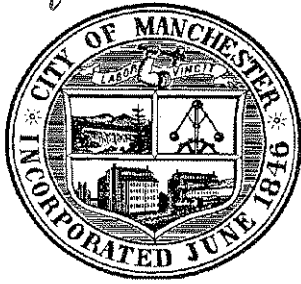
Re: Karatzas Avenue Property

On September 6th the Board of Mayor and Aldermen authorized an agreement to be executed with Water Works and the MHRA as outlined in the enclosed report.

Pursuant to law, please provide reports to the Committee on Lands and Buildings regarding value, tax history and need of use by City. For the benefit of Planning, it should be noted that the Board has requested that Parks & Recreation and the School Department be contacted to determine potential need for use of this property.

By way of this memo I am also requesting that the City Solicitor review wording to ensure any disposition of property includes verbiage in the deed or other mechanism for the workforce housing issue.

C: Water Works Director



City of Manchester
Office of the Tax Collector

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101
(603) 624-6575 (Phone)
(603) 628-6162 (Fax)

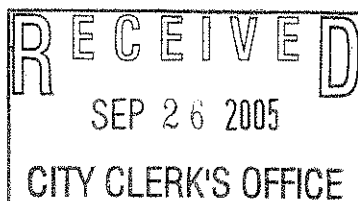
Joan A. Porter
Tax Collector

Memorandum

DATE: September 23, 2005
TO: Land & Building Committee
FROM: Joan A. Porter, Tax Collector
RE: **L Karatzas Avenue**

I have been requested to provide a report for the above-referenced parcel which I understand to be Map 551 Lot 13 currently owned by the City of Manchester Water Works Department.

This was land purchased by the Water Works Department and was never a tax-deeded parcel to my knowledge. As such, the Tax Collector's office has no opinion on its disposition.





Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

7

September 27, 2005

Honorable Board of Mayor and Aldermen
City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

re: Sale of Water Works Land on Karatzas Avenue

Honorable Board Members:

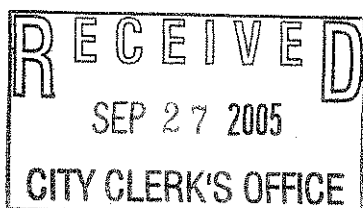
This is in regard to the proposed sale of land of Manchester Water Works on Karatzas Avenue. At your last meeting, you asked that I contact both the School Administration and the Parks, Recreation and Cemetery Department to get their comments on the property. The School Administration has not yet responded but I am enclosing the response from the Parks Department. In general, they are opposed to disposing of any properties that could be used for recreation areas or open space. I will provide you with the School response when it becomes available.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning & Community Development

C: Dick Dunfey
Dick Anagnost



One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 Fax: (603) 624-6529
E-mail: planning@ManchesterNH.gov
www.ManchesterNH.gov



CITY OF MANCHESTER
Parks, Recreation & Cemetery Department

625 Mammoth Road
Manchester, NH 03104-5491
(603) 624-6565 Administrative Office
(603) 624-6514 Cemetery Division
(603) 624-6569 Fax

COMMISSION

Stephen Johnson, Chairman
Sandra Lambert, Clerk
George "Butch" Joseph
Michael Worsley
Dennis Smith
Ronald Ludwig, Director

September 28, 2005

Robert MacKenzie, Director
Planning and Community Development
One City Hall Plaza
Manchester, NH 03101

Re: Manchester Water Work Surplus Property
Karatzas Ave.

Dear Bob,

The PR&C Department is generally opposed to the City dispensing of any surplus property that could potentially be used to support the establishment of badly needed active or passive recreational facilities or green space.

We have given the above referenced 14-acre parcel a cursory review and find that it may be suitable for the development of recreational space. Additional engineering and soil analysis would be needed to determine to what extent the property could be developed and at what cost.

However the Department has no funds to purchase the property or conduct the appropriate engineering and survey analysis.

Therefore without assistance from the Board of Mayor and Alderman we would not be in position to make use of this property as this time.

Sincerely,

Ronald E. Ludwig
Director, Parks, Recreation and Cemetery Department

4/18/05 - Tabled.
8/29/05 - " " 8

Alfano, Baroff & Kasten

Professional Association

Attorneys FEB 16 4 8 52

10 Commerce Park North ■ Suite 13B ■ Bedford ■ New Hampshire 03110

Phone: 603.647.4200 ■ Fax: 603.647.4664

Michael J. Kasten, Esq.

Direct Dial: 603.668.9330

mkasten@alfanobaroff.com

February 11, 2005

Board of Mayor and Alderman
Attn. Committee on Lands and Buildings
One City Hall Plaza
Manchester, N.H. 03101

City of Manchester
Office of City Clerk
Attn. Tom Arnold, Esq.
One City Hall Plaza
Manchester, N.H. 03101

Re: Boundary Line Agreement Lot #37, Tax Map #506, West Shore Avenue,
Manchester, N.H.

Dear Committee on Lands and Buildings and Tom,

I represent Steve and Anna Sacco, the owners of the above-referenced lot which abuts City owned property at the intersection of West Shore Avenue and Bodwell Road abutting Crystal Lake. The Saccos recently completed a survey of the property revealing an discrepancy in the boundary line between the Sacco's lot and the City's lot.

The Saccos and their engineer, Joseph Wichert, have met with Mr. Miccio of the Highway Department to discuss the boundary line issue and arrive at a plan.

Based on these discussions, we are proposing entering into a Boundary Line Agreement to place the boundary line at the location set forth on the attached plan.

I have enclosed the following materials:

- a. A Plan showing the area of discrepancy and the proposed Boundary Line.
- b. A proposed Boundary Line Agreement to be recorded in the Hillsborough County Registry of Deeds.

On behalf of the Saccos, I would greatly appreciate if the Committee could put this on its agenda at the next regularly scheduled meeting and inform us, through Tom Arnold, of your recommendation and decision.

8

Should you have any questions, please do not hesitate to call.

Sincerely,



Michael Kasten, Esq.

cc. Steve and Anna Sacco
Joseph Wichert, L.L.S.

8

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT is made as of this ____ day of _____, 2005 by and between Stephen Sacco and Anna Sacco as owner of Tax Map 506 Lot 37 (as defined below) ("Lot 37 Owner"), and The City of Manchester as owner of Tax Map 815 Lot 2 (as defined below) ("Lot 2 Owner").

RECITALS

Whereas, the Owner of Lot 37 and the Owner of Lot 2 own adjoining land in the City of Manchester, Hillsborough County, New Hampshire;

Whereas, Lot 37 Owner acquired title to Lot 37 by virtue of a deed recorded in Book 5176, Page 1674 in the Hillsborough County Registry of Deeds (the "Registry");

Whereas, Lot 2 Owner acquired title to Lot 2 by virtue of a deed from recorded in Book 1017, Page 40 in the Registry;

Whereas, the boundary line between Lot 37 and Lot 2 is in dispute and cannot be located by reference to the data in the relevant deeds or on the ground by reason of the loss or obliteration of the monuments and boundaries named therein; and

Whereas, The Survey prepared by Joseph M. Wichert, LLS described herein, locates numerous bounds set in the area and although there are plans of the property on record, the existence of numerous bounds and the lack of detail on the prior plans results in the boundary line being in dispute; and

Whereas, Lot 37 Owner and Lot 2 Owner desire to settle the dispute and establish the precise boundary line in the manner provided in New Hampshire RSA 472.

8

NOW THEREFORE, the Owner and Lot 37 and the Owner of Lot 2 agree as follows:

1. The Easterly boundary of lot 37 where it abuts lot 2 shall be and run as follows: Beginning at point on the easterly line of West Shore Avenue thence running S 18°23'56"E a distance of 41.26 feet to a point; thence S 10°33'25 E a distance of 95.00 feet to an iron rod; thence turning and running S 52°27'38 W a distance of 62.83 feet to a point; thence turning and running S , as shown on Plan of land entitled _____ dated _____ and recorded as Plan # _____ in the Hillsborough County Registry of Deeds.
2. The Owner of Lot 37 and the Owner of Lot 2 shall cause the Surveyor to place suitable and permanent monuments at each end and at each angle of the boundary so agreed upon and as shown on the Boundary Plan.
3. This Agreement shall constitute a full and final agreement and settlement of the dispute regarding the boundary line between Lot 37 and Lot 2.
4. The City of Manchester grants to Stephen and Ann Sacco, with quitclaim covenants, all property on the westerly side of the above described line.
5. Stephen and Ann Sacco grant to the City of Manchester, with quitclaim covenants, all property on the easterly side of the above described line.

WITNESS our signatures this _____ day of _____, 2005.

Witness

Stephen Sacco

Witness

Ann Sacco

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____, 2005, then personally appeared before me the above-named Stephen Sacco and Ann Sacco, and acknowledged the foregoing to be their free act and deed.

Notary Public:
My Commission Expires:

City of Manchester

8

Witness

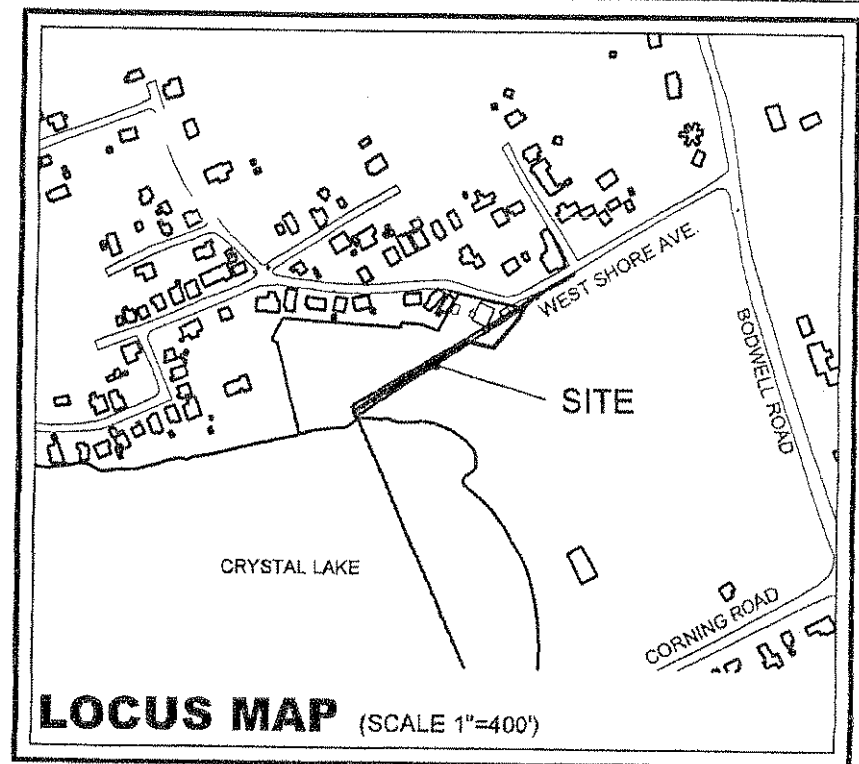
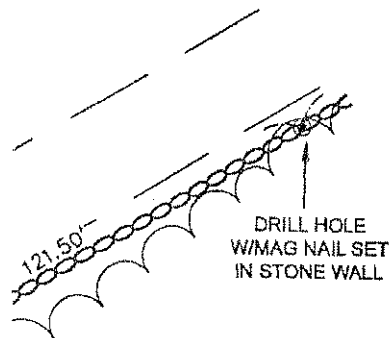
By: _____

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____, 2005, then personally appeared before me
the above-named _____, duly authorized _____ and
acknowledged the foregoing to be of his free act and deed on behalf of the City of
Manchester.

Notary Public:
My Commission Expires:

8



NOTES:

- 1.) THE SUBJECT PARCELS ARE LOT# 37 ON THE CITY OF MANCHESTER TAX MAP #506, OWNERS OF RECORD ARE STEPHEN AND ANNA SACCO OF 100 WEST SHORE AVENUE, MANCHESTER, NH 03109. V.5176 P.1674, AND LOT #2 ON THE CITY OF MANCHESTER TAX MAP #815, OWNER OF RECORD IS THE CITY OF MANCHESTER, ONE CITY HALL PLAZA, MANCHESTER, NH, 03101, V.1017 P.40.
- 2.) THE SUBJECT PARCEL IS ZONED R-1B. MINIMUM LOT SIZE IS 7,500 SQ. FT. MINIMUM LOT FRONTAGE = 75'. SETBACKS ARE AS FOLLOWS: FRONT = 20', SIDE = 10' AND REAR = 30'.
- 3.) THE INTENT OF THIS PLAN IS TO SHOW THE AGREED COMMON BOUNDARY LINE BETWEEN THE SUBJECT PARCELS.
- 4.) THE BEARINGS AND COORDINATE SYSTEM SHOWN ARE TIED INTO THE CITY OF MANCHESTER GIS SYSTEM USING GPS OBSERVATIONS.
- 5.) THE BOUNDARY LINES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY OF THE SUBJECT PARCEL IN APRIL - OCTOBER OF 2003. I, JOSEPH M. WICHERT, NHLLS #703 CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.



CITY OF MANCHESTER

Office of the City Clerk

9 work with Ald. DeVries
I come back to
Committee at a later
date
on policy

Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

Memo To: Kevin Sheppard, Deputy Director Public Works
Ronald Johnson, Deputy Director Parks, Recreation & Cemetery
Bob MacKenzie, Planning Director

From: Valerie E. Fysh *VEF*
Administrative Assistant

Date: September 3, 2004

Re: Request from Committee on Lands & Buildings

On July 27, 2004 the Committee requested that heads of any departments that could have input into the site selection for a dog park meet, in conjunction with the animal shelter, to determine the best and most feasible economic site within the city. At the meeting the committee discussed three sites, the landfill on Dunbarton Road, Straw Road, and West Mitchell Street.

The Committee had asked that the information be forwarded to them prior to their next meeting, however, that date is unknown at this time. We will notify you once the date has been determined.

I have enclosed a copy of the minutes as well as copies of three site maps from the meeting for your reference. Please contact me should you have any questions.

pc: Frank Thomas

9



Landfill Site



Stew Road Site

9



West Mitchell St. Site




City of Manchester
Parks, Recreation & Cemetery Department

Inter-Office Correspondence

9

Memo to: Mr. Leo Bernier, City Clerk

From: Ron Ludwig 

Date: September 7, 2004

Re: Request for Information Dog Park
West Mitchell/Pine Grove Cemetery

04 SEP -8 P1 59

RECEIVED
MANAGER
SEP 10 2004

Attached is the information requested from the Committee on Lands and Buildings at their July 27, 2004 meeting. According to the memo from the Clerks Office no date has been set for this meeting at this point. Could you kindly include our response to the Request for Information on the next agenda? Thank You.



CITY OF MANCHESTER
Parks, Recreation & Cemetery Department

625 Mammoth Road
Manchester, NH 03104-5491
(603) 624-6565 Administrative Office
(603) 624-6514 Cemetery Division
(603) 624-6569 Fax

COMMISSION

George "Butch" Joseph, Chairman
Steve Johnson, Clerk
Michael Worsley
Dennis Smith
Sandra Lambert
Ronald Ludwig, Director

September 7, 2004

Committee on Lands and Buildings
Alderman Henry Thibault, Chairman
One City Hall Plaza
Manchester, NH 03101

Re: Request for Information
Property off West Mitchell St./Pine Grove Cemetery
Possible Dog Park

RECEIVED
MANCHESTER CITY CLERK
04 SEP -8 P 2:00

Dear Committee Members,

The Department has been asked to respond to a request to possibly locate a Dog Park off West Mitchell ST behind the Brown and Mitchell Softball Field in the Pine Grove Cemetery. After speaking with the Cemetery Supervisor, Mr. Gerry Coulter, and other members of our staff we have determined that this site would not be an appropriate location. Even though it appears that a large amount of space exists in this area it is still in close proximity to Cemetery lots and graves that have already been sold. Also in the opinion of those who have years of experience at the Cemetery, a Dog Park would not be a good fit when the services are being conducted in this general location.

As also requested, I will continue to keep an eye open for other sites that may be a better fit for this type of facility.

Should the Committee have additional questions I would be more than happy to respond.

Sincerely,

Ronald E. Ludwig
Director



**City of Manchester
Department of Highways**

227 Maple Street
Manchester, New Hampshire 03103-5596
(603) 624-6444 Fax # (603) 624-6487

Commission

Edward J. Beleski
- Chairman
Henry R. Bourgeois
William F. Kelley
Michael W. Lowry
William A. Varkas

Frank C. Thomas, P.E.
Public Works Director

Kevin A. Sheppard, P.E.
Deputy Public Works Director

September 9, 2004

Land and Buildings Committee of the
Honorable Board of Mayor and Aldermen
CITY OF MANCHESTER
One City Hall Plaza,
Manchester, New Hampshire 03101

Re: Dog Park Site

Dear Committee Members:

I am writing in response to the Committee's request for input into the site selection for a dog park. Two of the sites warrant our comment:

- The *first* site is located off of Straw Road. We would not recommend this site for several reasons, including the site is utilized for material storage, the site does have areas of wetland and the access to the site is not desirable. Due to the limited storage capacity at our Dunbarton Road site, we will need to continue storing material at this location.
- The *second* site is the landfill and/or the small area of land to the west of the existing Animal Shelter. These areas would be acceptable subject to the areas being fenced and having a controlled access.

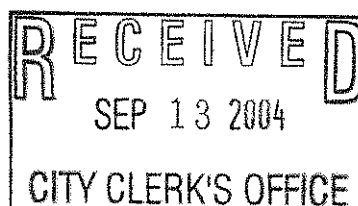
Although the park may potentially be located on land of the Highway Department, it is our assumption that all maintenance of the area will be done by a private group. I will be available should you have any questions pertaining to this matter.

Sincerely,

Kevin A. Sheppard, P.E.
Deputy Public Works Director

/cd

cc: Frank C. Thomas, P.E.
Alderman Betsi DeVries





Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

November 10, 2004

Lands & Buildings Committee
Honorable Board of Mayor and Aldermen
City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

re: Dog Park

Honorable Committee Members:

This is in regards to the search for a suitable location for a dog park. Of the sites that have been mentioned, it would be our opinion that the landfill area would be the most suitable location.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 FAX: (603) 624-6529
E-mail: planning@ci.manchester.nh.us
www.ci.manchester.nh.us



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

November 8, 2004

Lands and Buildings Committee
City Hall
Manchester, NH 03101

Re: *Blacksmith Shop on Second Street*

Honorable Committee Members:

A For Manchester group has been interested in acquiring the Blacksmith Shop on Second Street for preservation. It has requested funding for this acquisition from the SEPP (Supplemental Environmental Protection Program) which is funded from sewer use fees. The acquisition cost would be between \$250,000 and \$300,000.

In my opinion, the property is worth considering for acquisition. It is located on Bass Island, which is in a "Regulatory Floodway", it is a historic building and it is located across from a City park – Bass Island Park. There are, however, three issues which would have to be resolved.

- 1) *Eligibility for SEPP Funding.* One of the main purposes of the SEPP agreement was for land conservation. It should be determined whether this parcel – which contains a building – would be consistent with the SEPP program. The SEPP Committee would make this determination (this committee also includes representatives of the EPA and State DES, the City's two partners in the overall CSO/SEPP agreement)
- 2) *Funding Amount.* The SEPP committee has committed \$100,000 for land protection on Bass Island. The committee in conjunction with the City's EPD would have to determine whether there are adequate funds to cover the cost of acquisition.
- 3) *Ownership entity.* There should be a review of the proper ownership of the property. This would include a determination of an adequate maintenance plan with budget and proper use plan. This would be consistent with the ownership and management of the Hackett Hill preserve which was acquired with SEPP funds.

I am seeking the Board's concurrence with this approach.

Sincerely,



Robert S. MacKenzie
Director of Planning

C: Mayor Robert A. Baines
Thomas Clark, Esq.
Thomas Seigel
Jane Beaulieu

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 FAX: (603) 624-6529
E-mail: planning@ci.manchester.nh.us
www.ci.manchester.nh.us

11/15/02-10000



Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to
Planning Board
Zoning Board of Adjustment
Heritage Commission
Milliard Design Review Committee

October 10, 2002

To Whom It May Concern:

This is regarding the application for funding under the LCHIP program for Bass Island. This island rests strategically at the confluence of the Piscataquog and Merrimack Rivers and is significant historically, as a natural resource and as an urban green space within a highly urbanized area.

The island is a historic location from both the time of the native american indians to the urban development of the City. The blacksmith shop is a surprising remnant of a past economy. The island is also located within a regulatory floodway and if returned primarily to a natural state will help prevent downstream flooding. As a green space it expands upon the existing Bass Island Park across the street and provides access to both branches of the Piscataquog River and has relatively short distance to the Merrimack River.

The site is recommended for park expansion in the City's "Riverfront Development Plan" completed in 1999 and is recognized in the recently released "Gateway Corridor and Civic Center Area" Plan.

This letter is to provide our department's strong support for the application.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning & Community Development

Preservation

Not An Option.....A Responsibility.

Civic Engagement: Create full opportunity for citizens, businesses, and communities to participate in and influence the natural resource, environmental and economic decisions that affect them.

Source: President's Council on Sustainable Development

Bass Island Preservation and Restoration Project

Purpose :

To preserve the land at the mouth of the Piscataquog River, a designated protected river.

Place a conservation easement on the land, create more public greenspace and access to the Merrimack River. Reduce city impervious surface.

To restore the blacksmith shop and create an enterprise that will be self sustaining, such as kayak and bike rentals, service and sales. This enterprise will also work to establish a city park with gardens and trails.

Benefits:

Establish an Historic Landmark. Create a destination and increase tourism. Preserve wildlife habitat by stabilizing the riverbanks.

Catalyst for a Second Street "Landscape Revitalization Program", reducing pollution and eliminating blithe.

Land will enhance and link the Piscataquog River Trail Corridor and the newly developed Baseball Park Project.

Establish community gardens for Families in Transition.

Reduce crime.

Partners: EPA, DES, City of Manchester, FOR MANCHESTER, NH Preservation Alliance, PWA, Red Oak Properties, Families in Transition, National Parks Service

Selling Price:

Blacksmith Shop and Land - \$300,000

James McDowell's - \$700,000

SEPP Funds requested - \$100,00

Other Sources of funding: LCHIP, Land and Water Conservation Fund, Community Development Block Grants, National Parks Service Historic Preservation Fund Grants and Technical Preservation Services, National Trust for Historic Preservation, NH Charitable Foundation, NH Humanities Council

Print Date: 10/01/2002 14:29

[illegible]

CONSTRUCTION DETAIL				
Element	Cd.	Ch.	Description	Commercial Data Elements
Style/Type	Model	Grade	Stories	Occupancy
99	00		Vacant Land	Element
			Vacant	Heat & AC
				Frame Type
				Baths/Plumbing
				Ceiling/Wall
				Rooms/Prtns
				% Common Wall
				Wall Height
CONDOMOBILE HOME DATA				
				Element
				Complex
				Floor Adj
				Unit Location
				Number of Units
				Number of Levels
				% Ownership
COST/MARKET VALUATION				
				Unadj. Base Rate
				Size Adj. Factor
				Grade (Q) Index
				Adj. Base Rate
				Bldg. Value New
				Year Built
				Eff. Year Built
				Nrml Physcl Dep
				Functnl Obslnc
				Econ Obslnc
				Specil. Cond. Code
				Specil Cond %
				Overall % Cond.
				Deprec. Bldg Value
MIXED USE				
Code	Description	L/B	Units	Percentage
3900	DEVEL LAND			100
OB-OUTBUILDING & YARD ITEMS(L) / XT-BUILDING EXTRA FEATURES(B)				
Code	Description	Unit Price	Yr.	Dp Rt
				%Cnd
				Apr. Value
BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Gross Area	Eff. Area
				Unit Cost
				Undeprec. Value
Ttl. Gross Liv/Lease Area				

Property Location: 344 SECOND ST
Vision ID: 30611

MAP ID: TPK3 / 00631 /
Other ID:

Bldg #: 1Card 1 of 1Print Date: 10/01/2002 14:29

NETSCH, CARL H

100 STEWART ST

MANCHESTER, NH 03102

Additional Owners:

TOPO

UTILITIES

STRT/ROAD

LOCATION

1 Level

1 All Public

1 Paved

1 Urban

11 Suitable

5 Curb & Gutter

6 Sidewalk

SUPPLEMENTAL DATA

Account #

Land Adjust

Voided

Total SF

Zone

Frontage/Dep

14322464

NO

NO

NO

13562

C

03102-4819

GIS ID:

14322464

RAD OR CAD RAD = 590

Old LUC

Sketch Note

Land Class

Parcel Zip

0

0

0

0

0

0

0

CURRENT ASSESSMENT

Code

Assessed Value

Assessed Value

3160

63,125

63,100

3160

56,600

56,600

3160

6,000

6,000

VISION

RECORD OF OWNERSHIP

NETSCH, CARL H

BK-VOL/PAGE

SALE DATE

q/m

SALE PRICE

V.C.

0

0

0

0

0

0

EXEMPTIONS

Type/Description

Amount

Code

Description

Number

Amount

Comm. Int.

DBA= BLACKSMITHING

H.E. NETSCH AND SONS

WHSE/ STORAGE

VACANT BLDG

FOR SALE-GLOBAL COMM.

45,400

600

6,000

63,125

115,125

125,725

Income Valuation

Net Total Appraised Parcel Value

125,725

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

45,400

600

6,000

63,125

115,125

125,725

Income Valuation

Net Total Appraised Parcel Value

125,725

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

1

3160

COMM WHSE

13,562.00

SF

3.72

1.00

1

1.00

631

LAND LINE VALUATION SECTION

B#

Use Code

Zone

D

Frontage

Depth

Units

Unit Price

I. Factor

S.I. C. Factor

Nbhd.

Adj.

Notes- Adj/Special Pricing

Adj. Unit Price

Land Value

1

3160

COMM WHSE

13,562.00

SF

3.72

1.00

1

1.00

631

1.00

SPCL(WF8)Notes:

3.72

63,125

VISIT/CHANGE HISTORY

Date

ID

Cd

Purpose/Result

2/27/2001

DP

00

Meas & Int Insp.

5/2/2000

SW

01

Meas/Int Estimate

1/11/1991

00

00

Meas & Int Insp.

10

Total Card Land Units

13,562.00

SF

Parcel Total Land Area:

13,562 SF

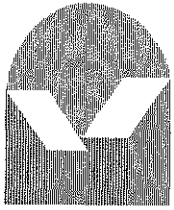
Total Land Value

63,125

SKETCHES

Element			Description			Commercial Data Elements			
Cd.	Ch.		Element	Cd.	Ch.	Description			
48		Warehouse							
04		Commercial 1%							
02		Below Average							
1		1 Story							
01		Clapboard							
11		Gable/Hip							
03		Roof Structure							
02		Roof Cover							
02		Interior Wall 1							
2		2							
03		Interior Floor 1							
02		2							
02		Heating Fuel							
03		Heating Type							
01		AC Type							
00		Bedrooms							
0		Bathrooms							
		Total Rooms							
		Bath Type							
		Kitchen Style							
			MIXED USE						
Code	Description	Percentage							
3160	COMM WHSE	100							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value	
FGRI	GARAGE-AVE	L	750	16,000	1935	0	50	6,000	
MEZ1	MEZZANINE-UNF	B	200	8,000	1941	1	100	600	
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value			
BAS	First Floor	3,547	3,547	3,547	29.49	104,601			
FST	Utility, Finished	0	750	300	11.80	8,847			
SLB	Slab	0	2,907	0	0.00	0			
Ttl. Gross Liv/Lease Area		3,547	7,204	3,847	Bldg Val.	113,448			





Meehan Architects, P.A.

140 WEST MERRIMACK STREET, PO BOX 992, MANCHESTER, NH 03105-0992

10
UNIQUE COMMERCIAL & RESIDENTIAL PROJECTS
MEMBER AMERICAN INSTITUTE OF ARCHITECTS
WEB PAGE: www.meehanarchitects.com
E-MAIL: meehanar@nh.ultranet.com

FAX: 603-668-2739
TEL: 603-668-6802

October 10, 2002

Jane Beaulieu
For Manchester
793 Somerville Street
Manchester, NH 03103

Re: Bass Island Project

Dear Jane,

This letter is intended to document my visual impressions of the Netsch Blacksmithing Building on Bass Island in Manchester, NH.

On Tuesday October 8, 2002 I toured the building both inside and out, viewed your conceptual sketches, and discussed your ideas for the building's future.

The exterior of the building on the Second Street side is in reasonably good condition except that the doors and windows may require replacement or upgrade. The condition of the remainder of the exterior varies, with the wing adjacent to the river needing the most attention.

The main central interior area of the building possesses high ceilings with wood trusses, a slab on grade which appears to be in good shape and probably is salvageable.

The wing to the north possesses a second story office space over a portion of the first floor, high ceilings and large sliding doors at the front and rear walls. This space is also in reasonably good shape.

The rear wing needs some work to improve it's appearance and structural integrity but probably could be salvaged.

The river side wing is in need of total replacement or major reconstruction. The walls are being braced by cables and the slab has a major crack and has moved toward the river.

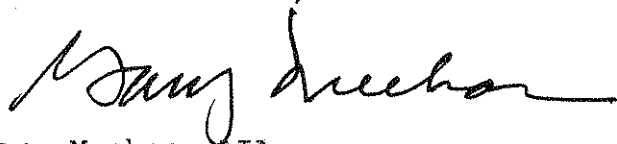
I would recommend that a Structural Engineer be retained to do a closer inspection of the roof, walls and floors.

10

Please call me if you have any further questions regarding this report.

Sincerely,

MEEHAN ARCHITECTS, P.A.

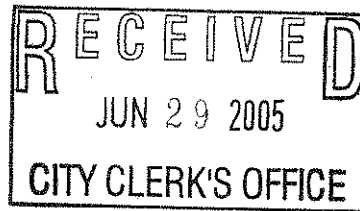
A handwritten signature in black ink, appearing to read "Gary Meehan", written in a cursive style.

Gary Meehan, AIA
President

GM/kmf



**Public Service
of New Hampshire**



Public Service Company of New Hampshire
370 Amherst Street,
Nashua, NH 03063
1-800-662-7764

The Northeast Utilities System

Russel D. Johnson
Southern Division Circuit Manager
(603) 882-1387 X5250
(603) 880-1906 FAX

7/19/05 - 1
Talded
8/29/05

June 27, 2005

The Honorable Board of Mayor and Aldermen
City of Manchester
One City Hall Plaza
Manchester, NH 03101

Honorable Members of the Board:

Representatives from PSNH recently met with Chuck DePrima, Manchester Parks and Recreation, to discuss obtaining permission to place a padmount transformer within the confines of Veterans Park. An increase in power requirements for the downtown area, e.g. the rehabilitation of 795 Elm Street, requires that we add to our available capacity.

The plan, which we discussed with Chuck, would involve the installation of an above ground padmount transformer within the gates of the park located along the back wall of the Visitors Center on the corner of Merrimack and Hanover Sts. The area occupied by the padmount transformer and cement slab would amount to 8 ft by 8 ft and would be situated approximately 5 feet from the back of the building (approximate location shown on enclosed plan). However, the precise location of the pad and the path and orientation of conduits may be dictated by other underground utilities located in the area.

The plan to install the padmount within the confines of the park is an alternative to an earlier proposal, discussed with Peter Capano, Manchester Highway, to install an additional 'network' transformer. This transformer, which would be added to the downtown 'network system' would be installed in a manhole in the sidewalk adjacent to the park on Merrimack Street. We would then trench to the existing manhole (#49) located on Merrimack Street (between Elm and Chestnut).

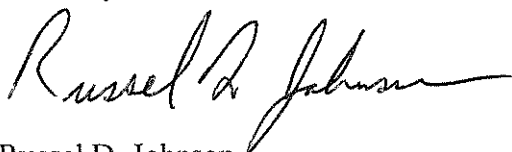
There are several advantages to the padmount transformer option. It reduces loading on the downtown network system supplied by our Brook Street substation, thereby reserving capacity for future development of existing buildings served by the network. This option eliminates the need for the significant excavation associated with the installation of an 8 ft by 17 ft network vault in the sidewalk along the south side of Merrimack Street. Therefore, the corresponding

access panels and grating in the sidewalk required to provide access and cooling for the network transformer would no longer be needed.

In addition, this option completes the first step of a PSNH project to create an alternate feed from the switchgear located near the Manchester Police Department to the switchgear located on the southerly side of Veteran's Park. The completion of this alternate feed will provide the ability to backfeed the Manchester Police Department, the GSA building, and this proposed transformer.

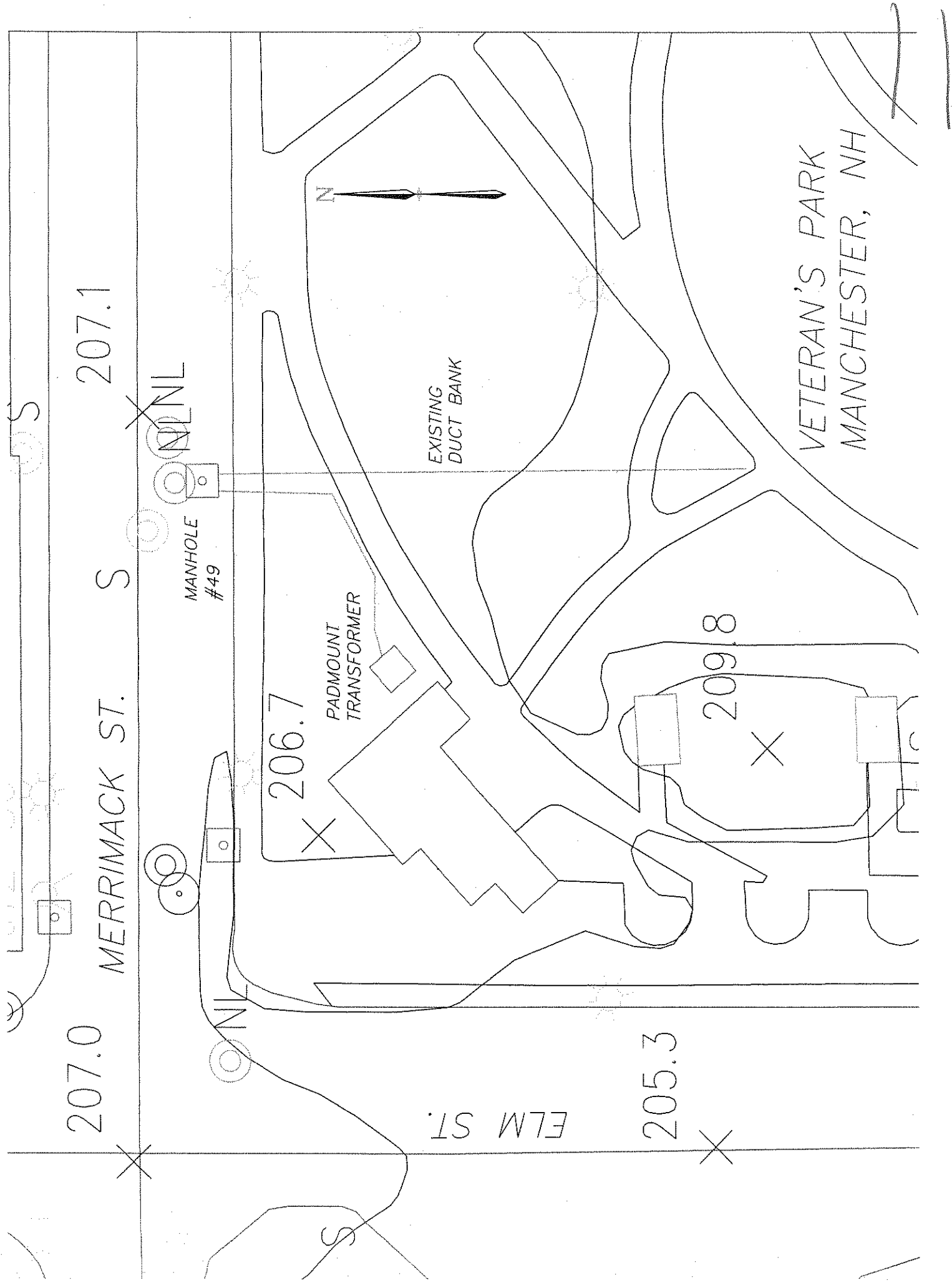
Please contact me with any questions or comments regarding this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Russel D. Johnson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Russel D. Johnson
Southern Division Circuit Manager

cc: Robert T. Hybsch
George W. Kellermann
Peter Capano, City of Manchester
Chuck DePrima, City of Manchester



VETERAN'S PARK
MANCHESTER, NH

624-1844
533-0220
668-1871

Gerald and Muriel Hebert
1175 Page Street
Manchester, NH 03104

July 17, 2005

City of Manchester, NH
Committee on Land and Buildings
C/o City Clerk's office
1 City Hall Plaza
Manchester, NH 03101

Dear Mr. Chairman,

I am writing regarding a parcel of property located on Page Street in Manchester. located between London Street and Bridge Street, a vacated parcel which belongs to the city, Lots 3, 6 and 7, which abuts our lot: 0246-0002.


We have resided here for thirty years and we would like to acquire this parcel, as in the near future we hope to build a retirement home on our lot, 0246-0002, but we lack 25 feet of frontage to build.

As you know, this is not desirable property, it is located at the bottom of the hill and there is always water running through the property all year long. The Highway Department has to come often, to open the trench for the water to run through, as it builds up ice, water etc., on the street.

There is approximately 30 feet of dry land between the road and the build up of water in the designated water shed area. We feel that for this reason, the property would be of no use to anyone else. However, it would give us the extra 25 ft frontage required to build.

We don't know if this is acceptable or financially feasible for us to acquire. We are in a position to offer \$5,000. Please advise, we appreciate sincerely your time and consideration.

Yours truly,


Gerald W. Hebert, Sr.

cc/Mary Sysyn, alderman



CITY OF MANCHESTER

Office of the City Clerk



Leo R. Bernier
City Clerk

Carol A. Johnson
Deputy City Clerk

Paula L-Kang
Deputy Clerk
Administrative Services

Matthew Normand
Deputy Clerk
Licensing & Facilities

Patricia Piecuch
Deputy Clerk
Financial Administration

July 20, 2005

Mr. Gerald W. Hebert, Sr.
1175 Page Street
Manchester, NH 03104

Dear Mr. Hebert,

At their meeting last evening, the Committee on Lands and Buildings discussed the request you submitted to purchase Lots 246-3, 6 and 7 currently owned by the City.

Following the discussion, the Committee tabled the request pending additional information from the Planning and Assessing Departments with their input as to what could be built on these adjourning lots, as well as what zoning would allow in the area.

This request will be visited again at the Committee's next meeting. Please contact Paula Leblond-Kang in the City Clerk's office for the date and time of the Committee's August meeting.

In the event you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,

Leo R. Bernier
City Clerk

Copy: Robert MacKenzie, Planning Department
David Beauchesne, Planning Department
Steve Tellier, Board of Assessors



**City of Manchester
Office of the Tax Collector**

City Hall
One City Hall Plaza - West
Manchester, New Hampshire 03101 Joan A. Porter
(603) 624-6575 (Phone) Tax Collector
(603) 628-6162 (Fax)

Memorandum

DATE: JULY 18, 2005
TO: LAND & BUILDINGS COMMITTEE
FROM: JOAN A PORTER, TAX COLLECTOR
RE: LAND AT PAGE/MICHIGAN AVE

On December 17, 2003 the City of Manchester conducted an auction (for the second time) in an attempt to sell the three parcels located at Map 246 Lots 3, 6 and 7. The minimum bid was set at \$60,000. There was a final bid of \$57,000. However, a wetlands engineer surveyed the property and determined that one could not build on this lot due to the extent of the wetlands. As such, the highest bidder withdrew. The second bidder was contacted and likewise was not interested based on the engineer's report.

This was brought to the attention of the BMA on January 14, 2004 and it was voted to refer the matter to the Land & Buildings Committee for further review and report. No action has been taken since that time.

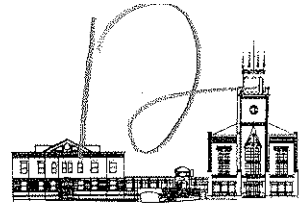


Robert S. MacKenzie, AICP
Director

CITY OF MANCHESTER

Planning and Community Development

Planning
Community Improvement Program
Growth Management



Staff to:
Planning Board
Heritage Commission
Millyard Design Review Committee

July 18, 2005

Lands & Buildings Committee
Honorable Board of Mayor and Aldermen
City Hall
One City Hall Plaza
Manchester, New Hampshire 03101

re: Sale of Property off Page Street

Honorable Committee Members:

This is in regard to the City owned land off Page Street. We have previously recommended that this property be deemed surplus and sold. It is my understanding that the property has not sold at auction. This is likely due to the significant amount of wetland on the site that does make it well suited for an individual building lot.

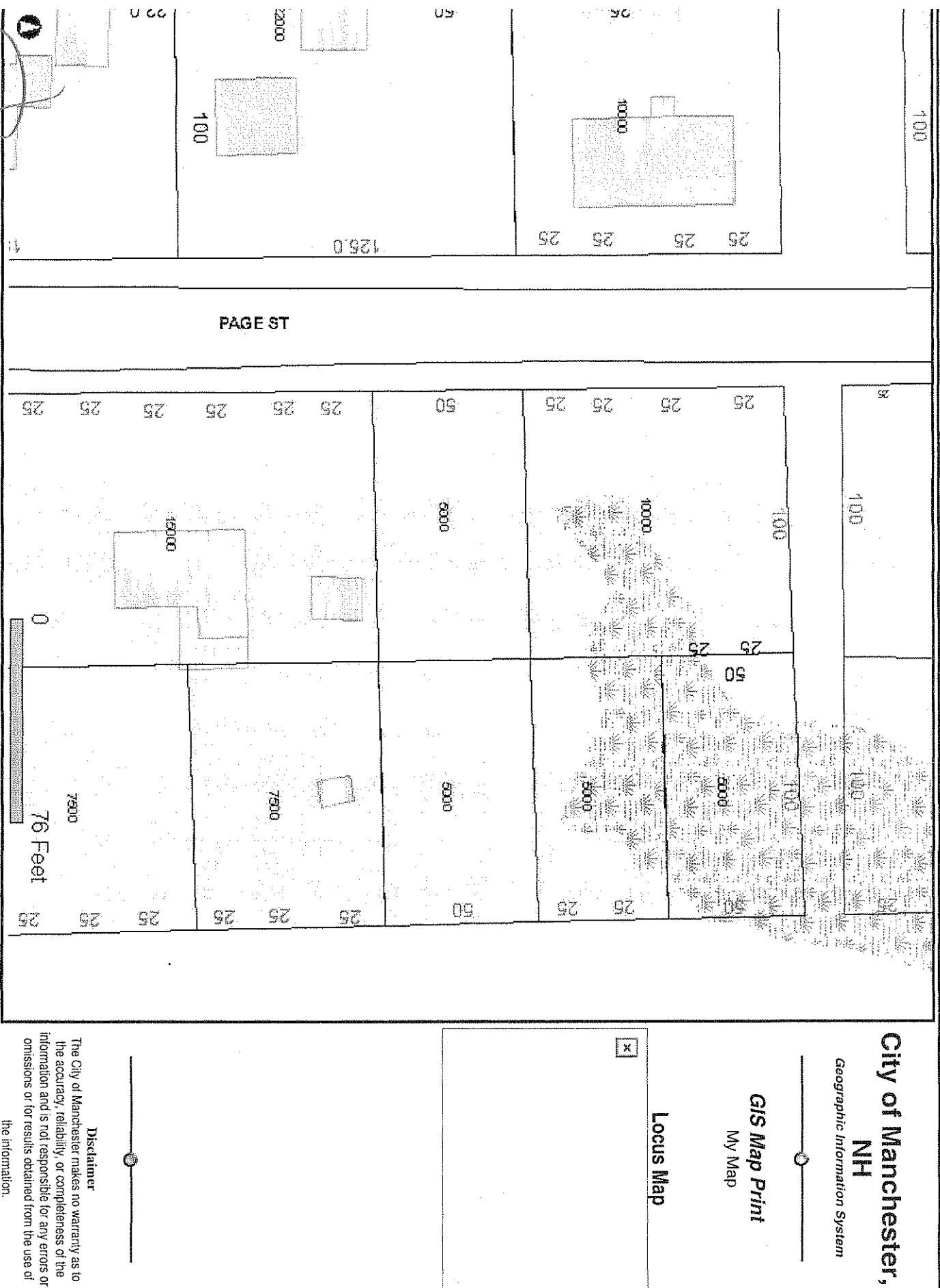
I am aware that an abutter has expressed an interest in purchasing this property and combining it with a small abutting vacant lot to make a suitable building site. Given the difficulty in developing the site as is, selling the property to the abutter would be an appropriate means of disposing of the property.

If you have any questions, I will be available at your next meeting.

Sincerely,

Robert S. MacKenzie, AICP
Director of Planning

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 FAX: (603) 624-6529
E-mail: planning@ci.manchester.nh.us
www.ci.manchester.nh.us



City of Manchester, NH

Geographic Information System

GIS Map Print
My Map

Locus Map



Disclaimer

The City of Manchester makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions or for results obtained from the use of the information.

12

Mr. Tellier stated what I have up on the screen before you is an aerial view. I will proceed to clear it up. Myself and staff inspected the site several days ago as well as on a preceding location. The letter is pretty self-explanatory. There was a minimum bid previously on that site for \$57,000 but the bidder brought in a wetlands engineer and it was determined that the site was much too wet and did not have a dry enough area to provide an adequate building envelope for improvement. If you will give me a minute I will try to get you a better picture to show you the extent of the wetlands. As you can see that center green area...I don't have a laser pointer but there is a significant amount of wetlands on that site. The only thing that might, as I indicated in my letter, if someone were to petition for quiet title to acquire the additional 25 feet on the discontinued portion they may or may not have an adequate building envelope for improvement. I seriously doubt it at this point because of the extent of the wetlands involved. At that point we revised the value. Its primary use would be residual land for either the abutters or possibly the site across the street or kiddie corner as parking or just to meet setback requirements. The building to its east, I believe, is a set of condos. They may wish to acquire it. At the top of the picture you can see a large building. That is a set of four condos. They did petition to quiet title. That site does own 25 feet. Where you see the parking lot it appears to approach a little bit over on to the discontinued road but they did petition for quiet title some time ago and they do own half that street. With that being the case we would revise the value to \$7,500 to \$10,000. My recommendation at this point would be to notify abutters and just go to auction.

Alderman Porter moved to declare the property surplus and move it to public auction.

Alderman Roy asked Steve the process to quiet title, if it was done for this unit here will take care of the other 25' parcel.

Mr. Tellier responded Tom would probably be most appropriate to answer that.

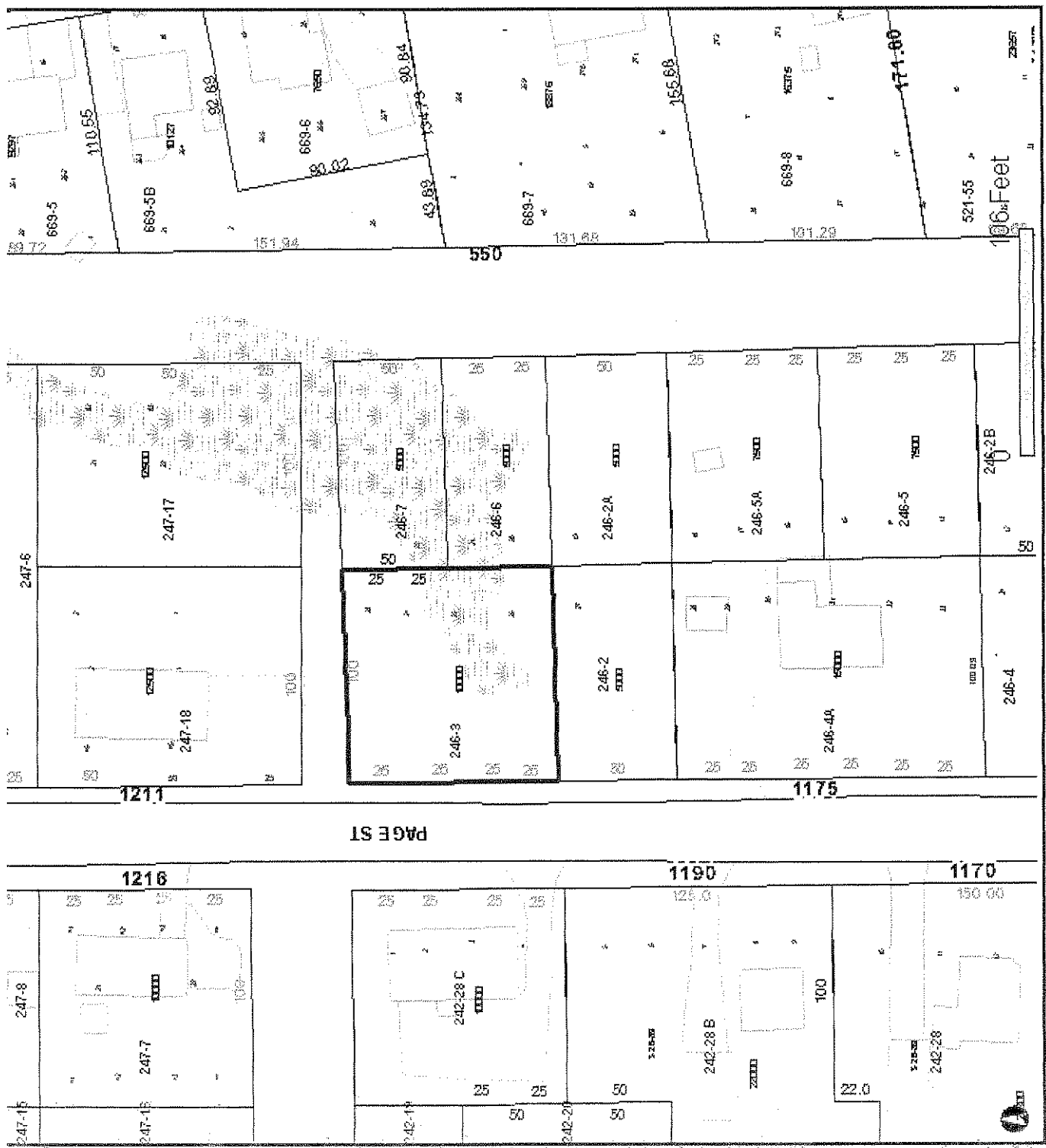
Deputy Solicitor Arnold replied it might have but I would tend to doubt it. I would think that when the condo association applied to quiet title they only applied for their half of the road would be my guess but without seeing the documentation I couldn't be definite.

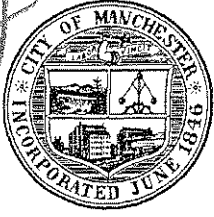
Alderman Roy asked what would the cost to the City be to quiet title on the rest of the remaining land abutting City property.

Deputy Solicitor Arnold answered it would probably be a pretty minimal filing fee. Our office could probably handle it, however, I question whether it would be necessary at this point. If the other side of this street did a quiet title then that

Subject Property Data
Last Updated Feb 25, 2005
GIS ID 246-3
Parcel ID 246-3
Owner CITY OF MANCHESTER TAX COLLECTOR
Location PAGE ST
Account # 3437548
Co-Owner
Owner Address 908 ELM ST
Owner City MANCHESTER, NH 03101
Total Land Area 0.2285684
Land Value 9000
Building Value 0
Total Value 9000
Land Use NON TAX C

Disclaimer
The City of Manchester makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions or for results obtained from the use of the information.

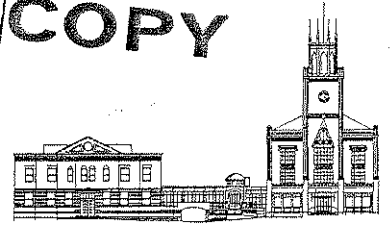




CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
E-Mail: assessors@ci.manchester.nh.us
Website: www.ci.manchester.nh.us

 **COPY**



Steven G. Tellier, Chairman
Paul W. Porter, Jr.
Thomas C. Nichols

Lee Ann Provencher
Assistant to Assessors

To: City Clerk
From: Board of Assessors
Date: July 19, 2005
Re: Surplus Property
Map 246 Lot(s) 3, 6 & 7
L/O located page St

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that lot #3 has road frontage on Page St. A recent bidder discovered after hiring a wetlands engineer, that due to an inordinate amount of wetlands on site that the parcel is unable to be developed under present conditions. There is evidence of wetland area attributable to all three contiguous parcels. Potential value may increase with the addition of the discontinued portion of the abutting paper street. However, at present the most appropriate use appears to nearby abutters.

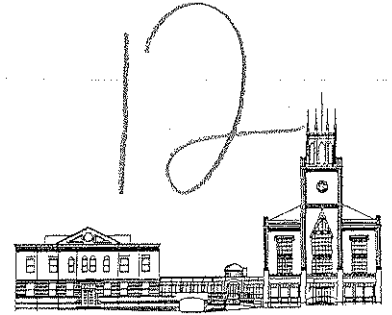
After review of the factors surrounding this site, it is the opinion of our Board that the sites present use would be residual land for ancillary building or to meet setback or parking needs and should be valued accordingly.

After analyzing similar unimproved land sales and taking into account the significant wetlands, a value in the range of \$7,500 - \$10,000 would be appropriate.



CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
E-Mail: assessors@ci.manchester.nh.us
Website: www.ci.manchester.nh.us



Steven G. Tellier, Chairman
Paul W. Porter, Jr.
Thomas C. Nichols

Lee Ann Provencher
Assistant to Assessors

To: City Clerk
From: Board of Assessors
Date: May 24, 2004
Re: Surplus Property
Map 246 Lot(s) 3, 6 & 7
L/O located page St

Pursuant to a request from the Office of the City Clerk, the potential value range for the subject property is listed below. Please note that lot #3 has road frontage on Page St and, although there appears to be some wetland area attributable to all three sites, with the addition of the discontinued portion of the abutting paper street, the lot may be able to be improved upon.

After analyzing similar unimproved land sales, the previous value of \$60,000 would be appropriate.